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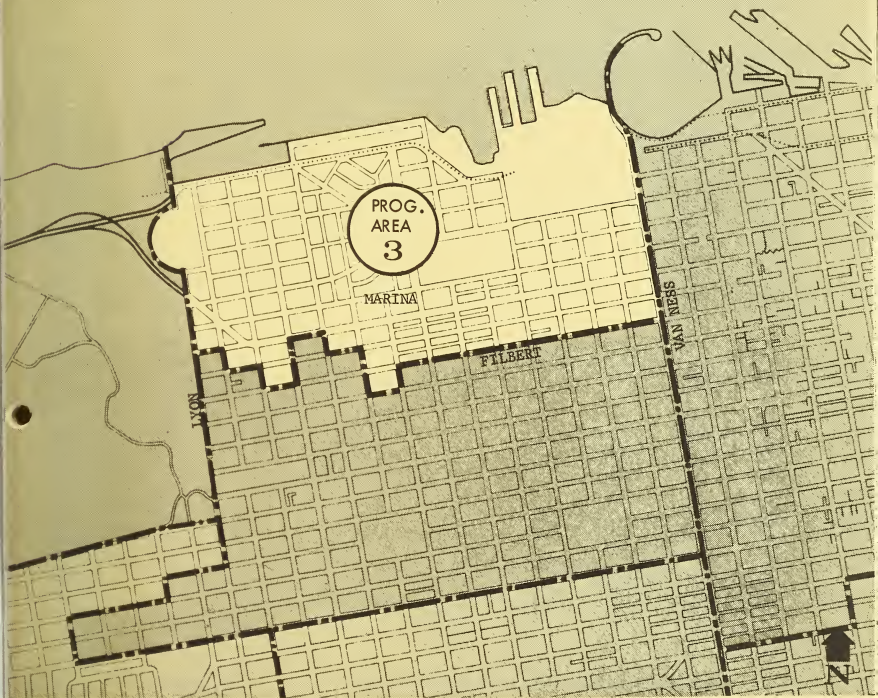
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PROGRAMMING AREA ANALYSIS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

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P R O G R A M M I N G

A R E A

A N A L Y S I S

A Special Study Undertaken as a Part of
the San Francisco Community Renewal Program

Arthur D. Little, Inc.
June 1965



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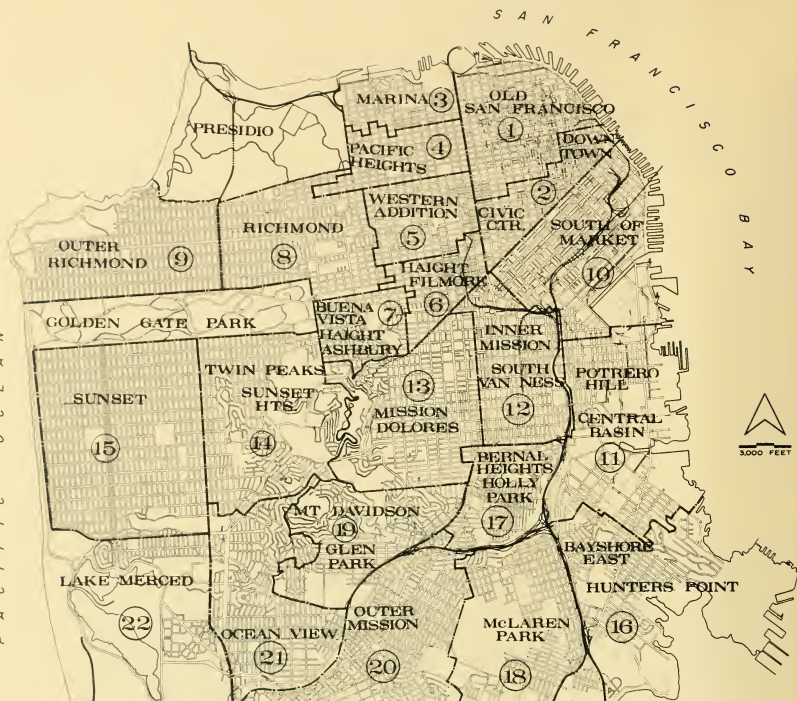
A R E A D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

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PROGRAMMING AREAS

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should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

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It should be noted that these reports are supplements to the Community Renewal Program Final Report. This should be required reading for all who want to understand the area reports adequately. Many other CRP publications, especially the San Francisco Fact Book, also help to round out the knowledge and insights to be gained from these pages.

In the preparation of this report, the Arthur D. Little, Inc. staff was aided greatly by the use of maps and existing data from the San Francisco Department of City Planning. We wish to express our thanks to the Department and other City officials who aided in this preparation.

AREA DEFINITIONS

In this report all data is provided on the basis of sub-areas defined for the United States Census of Population and Housing. These areas are somewhat arbitrarily drawn: their boundaries are not always "real" boundaries in the social, economic or physical sense. Nonetheless, the Census is the richest source of information for the purposes of program analysis and, therefore, Census areas are the best available.

The areas we have used are defined as follows:

1. Enumeration Districts. Enumeration Districts are relatively small units. The average Enumeration District contains eight to ten blocks, 250 housing units and 1,200 people. This is established as the amount that can be canvassed by one Census Enumeration in one day. There are approximately 600 of these units in San Francisco. Their size permits the most detailed analysis of internal variations within the City, although the information available at the Enumeration District level is not very broad.
2. Census Tracts. Census Tracts are groupings of Enumeration Districts, and are the most frequently used units for data publication. There are 127 Census Tracts in the City, according to the 1960 delineations.

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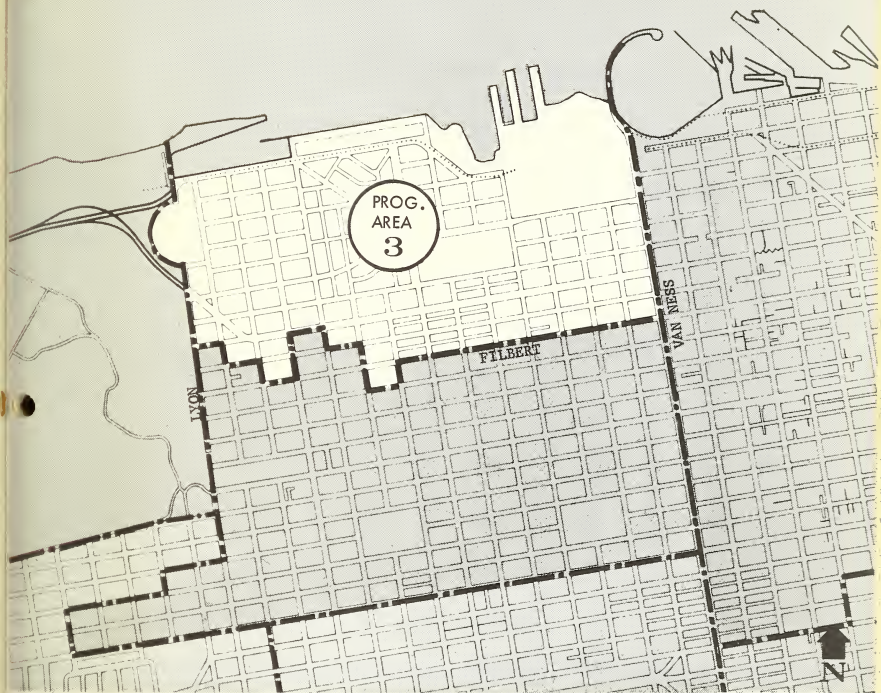
3. CRP Neighborhoods. CRP Neighborhoods are special units defined for the San Francisco CRP study. They are roughly comparable in size and number to Census Tracts (106 in San Francisco) and are also made up of groupings of Enumeration Districts. One important difference exists, however. Neighborhoods are relatively homogeneous internally with respect to major population and housing characteristics, whereas Census Tracts are much more arbitrarily defined. For this reason, Neighborhoods were used for the preparation of a special data tape including numerous significant cross-tabulations which are not published elsewhere. (See Section 2.)

4. Programming Areas. Programming Areas, shown on the preceding map, are groupings of CRP Neighborhoods. This report, like the others in the series, presents information about a single Programming Area and the CRP Neighborhoods and Enumeration Districts within it. Programming Area boundaries also conform fairly closely to groupings of Census Tracts. Therefore, some data on the Tract basis is also included. This should be used with care, however. Some Tracts do overlap Programming Area lines. In these cases the Tract has been assigned, in total, to one of the Programming Areas even though a part of it lies outside of that area.

Precise definitions of the areas described above are shown on the following maps. In using any of the data in this report, the reader should refer back to these maps and the opening paragraphs of the Section under study to determine the precise units and boundaries involved.

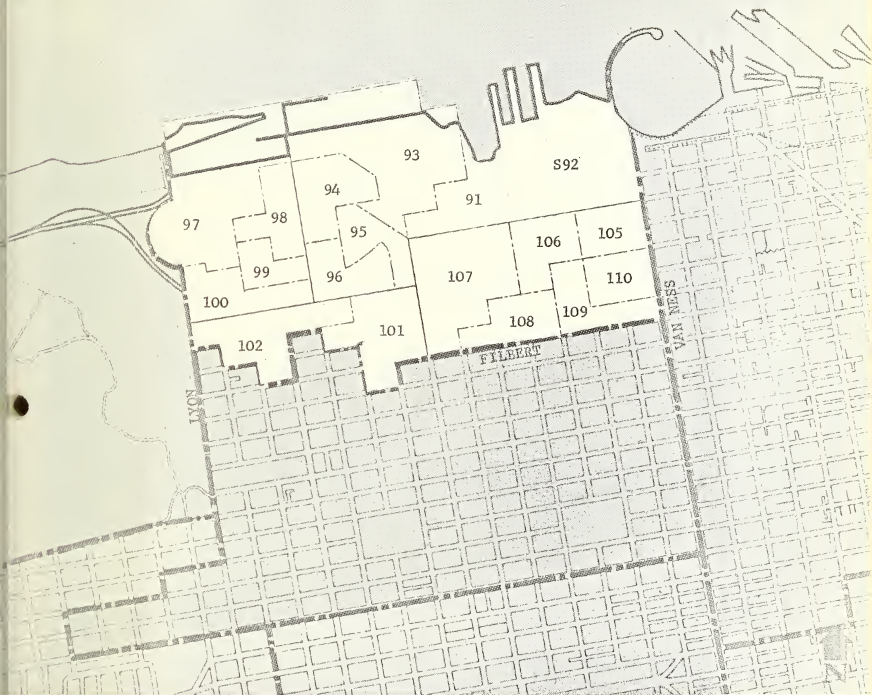
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ENUMERATION DISTRICTS

Programming Area 3

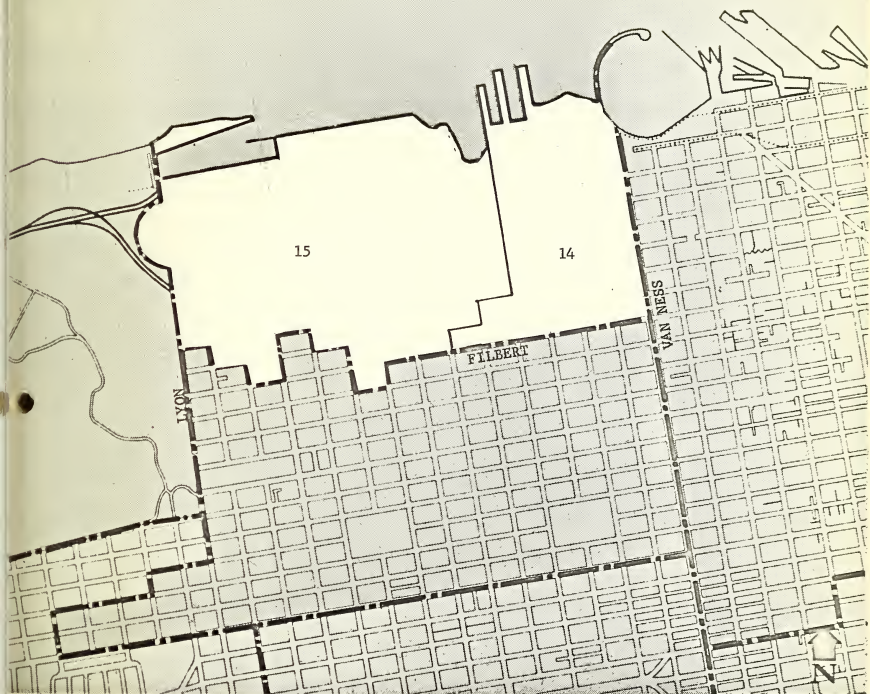
Source: 1960 Census of Population and Housing

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CRP NEIGHBORHOODS

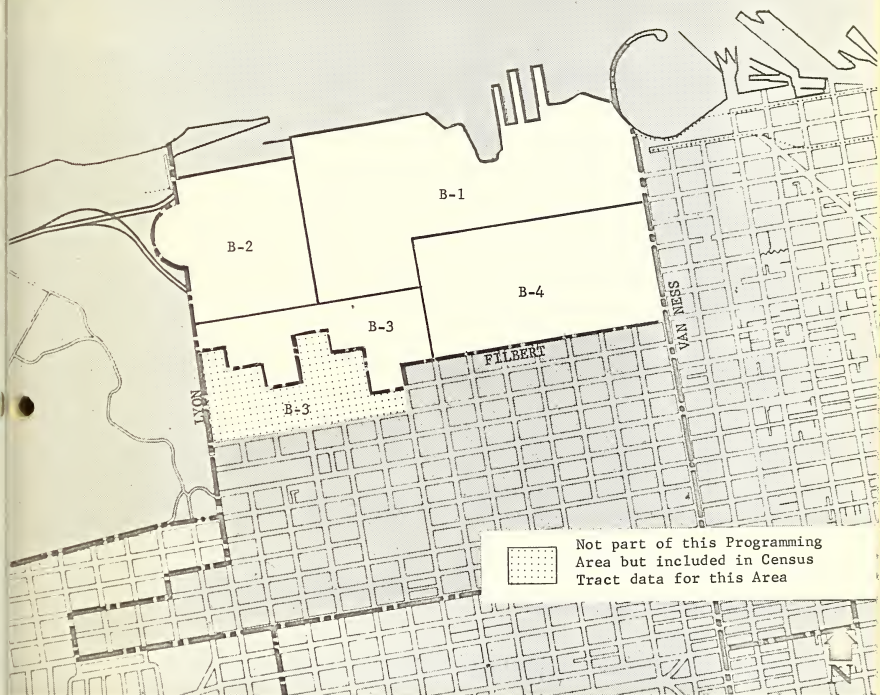
Programming Area 3

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C E N S U S T R A C T

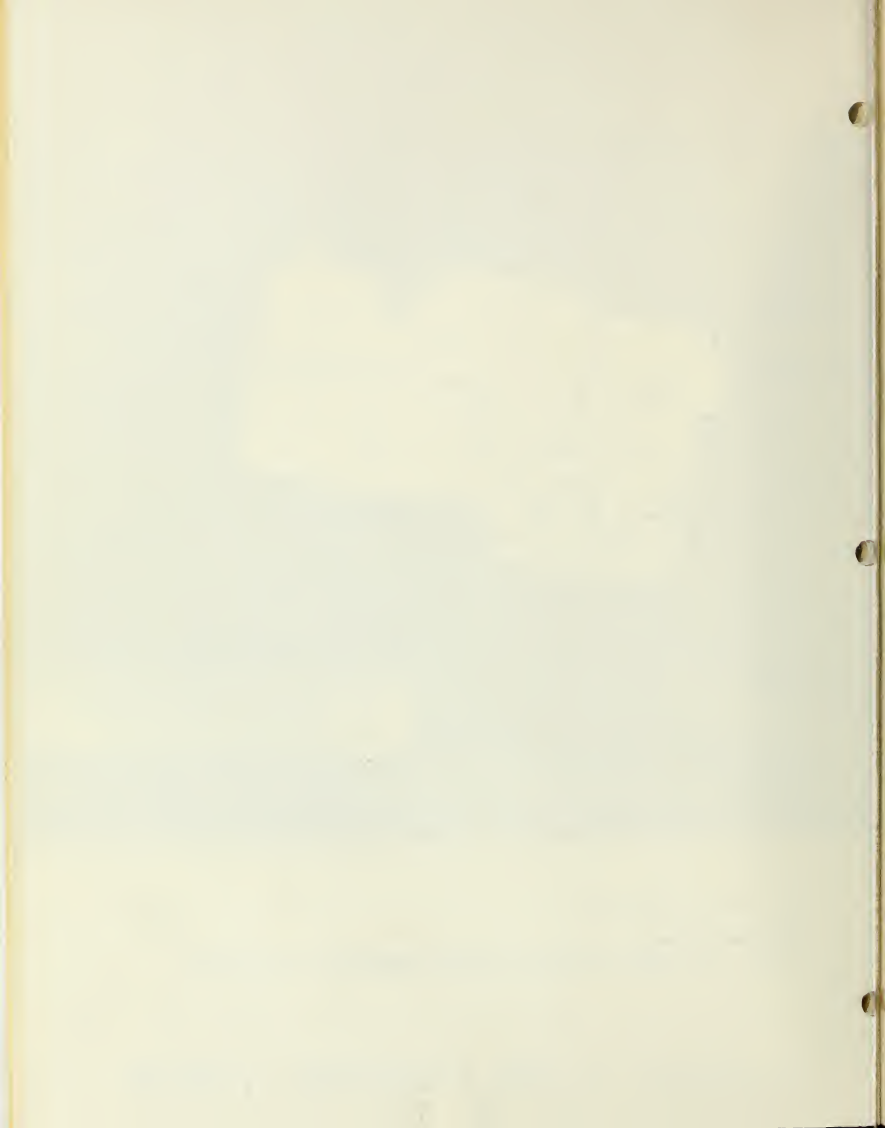
Programming Area 3

Source: 1960 Census Tracts, San Francisco Department of City Planning

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SECTION 1

TOPOGRAPHY AND LAND USE

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

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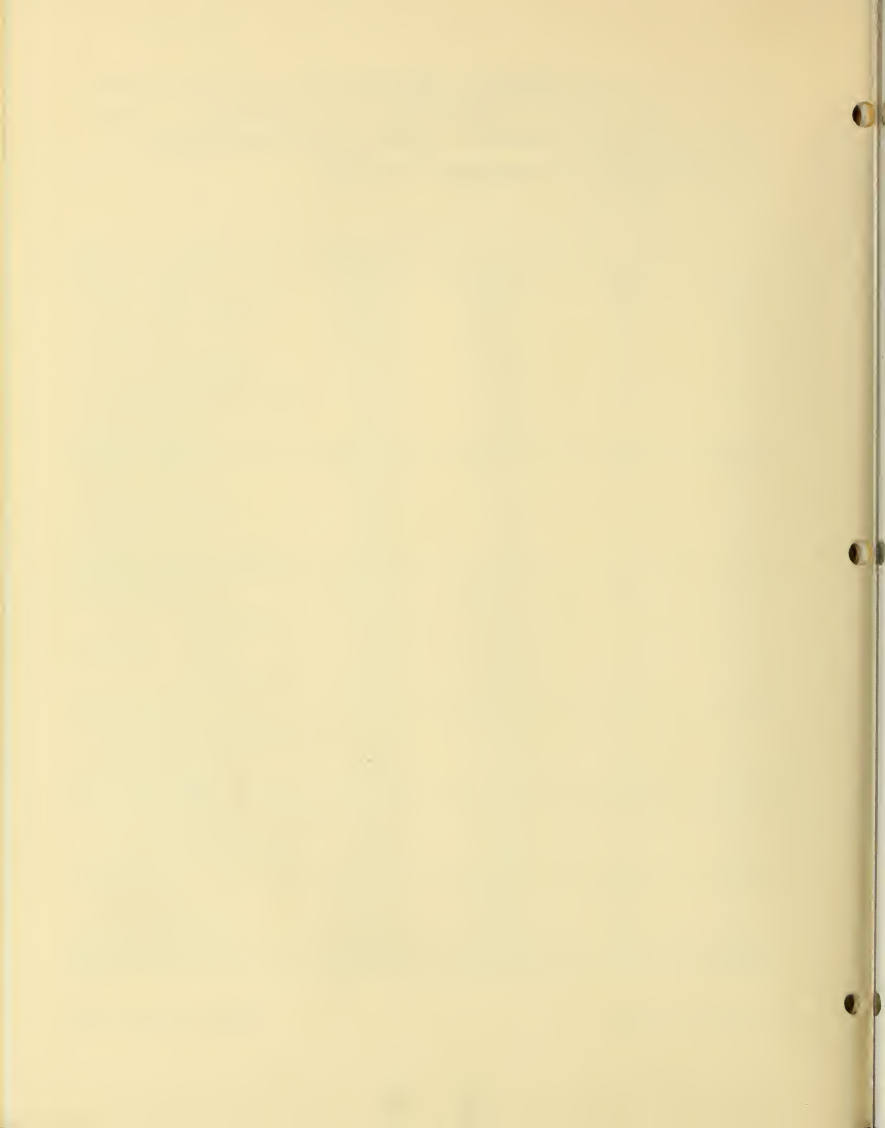
LAND USE DATA - CITY-WIDE
Compiled from the 1947-48 and 1961-64 Land Use Surveys
Areas in Acres

Land Use Category	1961-64 Land Use	1947-48 Land Use	Percentages of 1961-64 Land Use by	
			City-Wide Net Acreage	Category Heading
Gross Area of City	30,095.00			
Net Area of City	22,601.49	22,284.99	100.0%	
RESIDENCE TOTAL	9,037.11	8,239.65	40.0	100.0%
Single Family Detached	1,810.07	2,089.17	8.0	20.0
Single Family Row	4,406.41	3,586.52	19.5	48.7
Two Family	1,114.50	1,020.49	4.9	12.3
Three to Four Family	475.16	442.68	2.1	5.3
Five to Nine Family	312.95	235.90	1.4	3.5
Ten Family & Over	512.78	370.56	2.3	5.7
Rooming & Boarding Houses	33.46	44.64	.1	.4
Hotel & Motel	42.61	22.66	.2	.5
Public Housing	329.17	427.03	1.5	3.6
COMMERCE TOTAL	1,478.00	1,232.57	6.5	100.0%
Retail & Offices	931.82	819.52	4.1	63.0
Gas Station	108.48	91.41	.5	7.3
Commercial Garage	64.17	80.89	.3	4.3
Wholesale	20.98	54.74	.1	1.4
Parking, Used Car Lot	303.57	92.08	1.3	20.5
Other Open Air Commerce	48.98	93.93	.2	3.3
INDUSTRY TOTAL	1,463.89	1,253.96	6.5	100.0%
Structural Light	551.87	443.73	2.4	37.7
" Intermediate	315.21	254.99	1.4	21.5
" Heavy	162.08	261.53	.7	11.1
Open Air Light	83.65	35.47	.4	5.7
" Intermediate	218.59	159.19	1.0	14.9
" Heavy	132.49	99.05	.6	9.1
UTILITY TOTAL	954.19	1,071.57	4.2	100.0%
Trucks & Bus Terminals	3.98	26.81	-	.4
Railroad Tracks & Terminals	280.45	300.39	1.2	29.4
Lakes & Reservoirs	585.28	674.84	2.6	61.3
Other Utilities	84.48	69.53	.4	8.9
INSTITUTION TOTAL	439.65	352.32	1.9	100.0%
Private & Parochial Schools	143.26	91.40	.6	32.6
Homes & Hospitals	123.18	156.17	.5	28.0
Churches, Convents, etc.	129.49	86.06	.5	29.4
Other Institutional Uses	43.72	18.69	.2	9.9
PUBLIC TOTAL	6,593.94	5,397.51	29.2	100.0%
Public Recreation	2,946.83	2,370.83	13.0	44.7
Public Schools	544.66	300.77	2.4	8.3
Other Public Uses	3,102.45	2,725.91	13.7	47.1
PRIVATE RECREATION	363.57	298.26	1.6	100.0%
VACANT TOTAL	2,271.14	4,439.15	10.0	100.0%

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1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.

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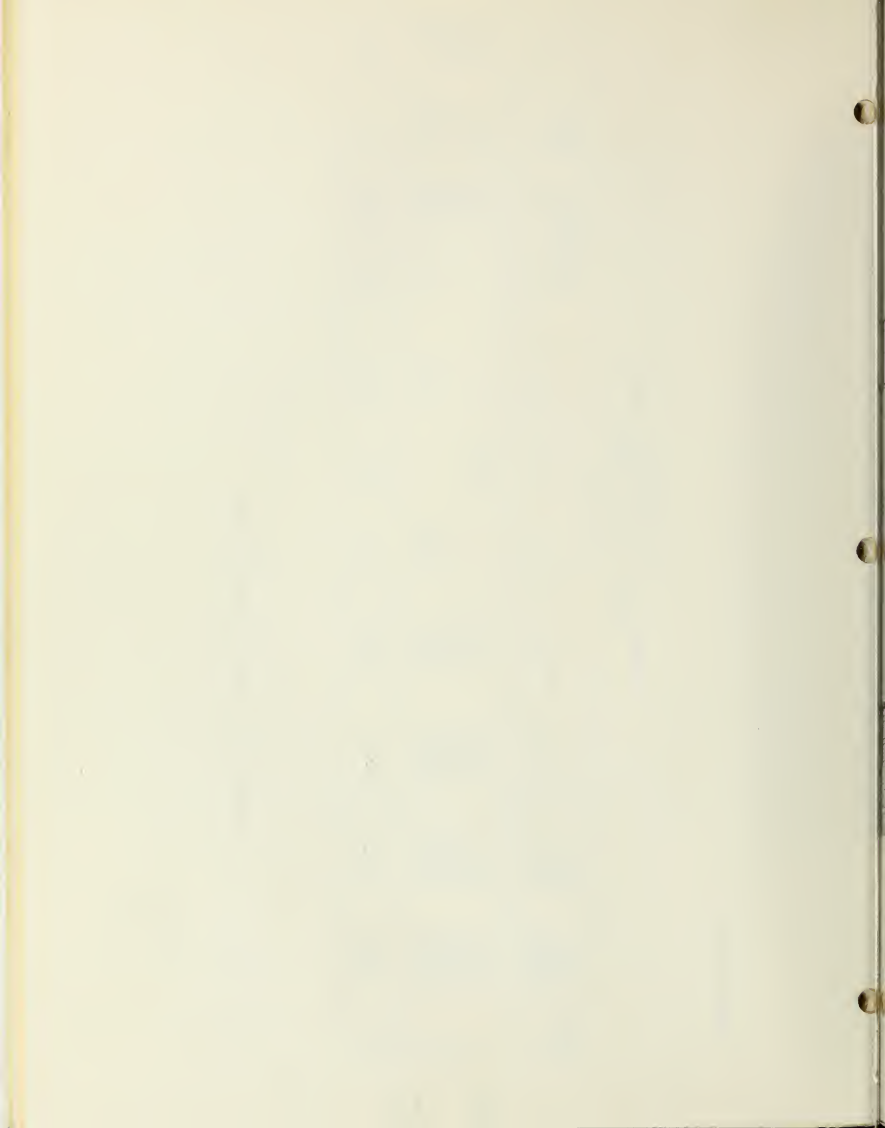


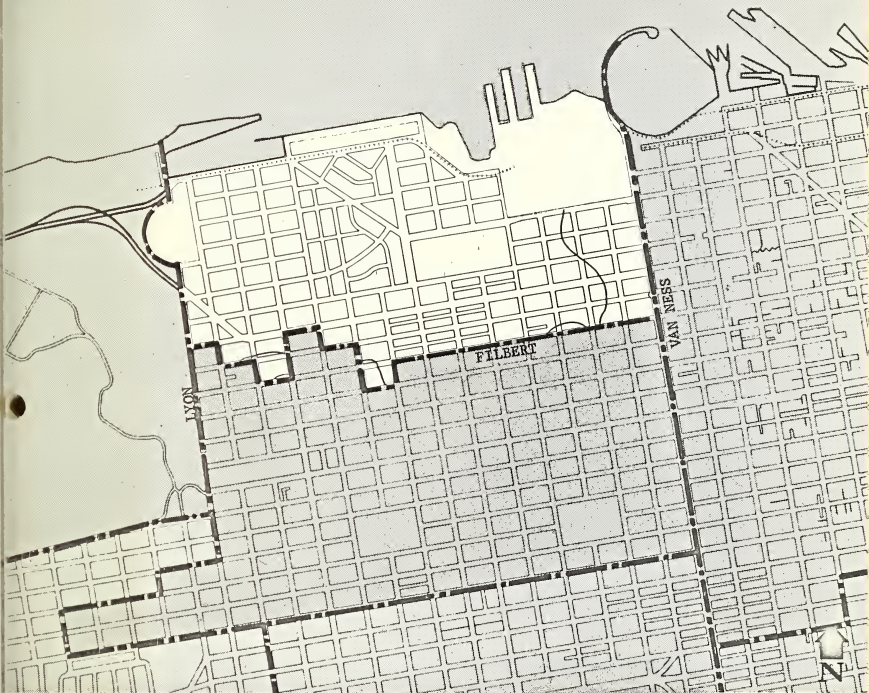
PROGRAMMING AREA 3

San Francisco
Summary Land Use Data by Census Tracts
1961-64 Land Use Survey
(In Acres)

Census Tract	Total Gross Acreage	Total Net Acreage	Residence	Commerce	Industry	Utility	Institution	Recreation Private	Other Public	Vacant
B 1	276.94	238.49	58.29	6.22		2.14		32.20	66.86	72.78
B 2	160.48	131.66	48.50	.89				39.05	2.37	40.85
*B 3	121.65	80.33	61.32	13.03	1.21		2.46	.16	.15	1.55
B 4	131.75	88.70	58.69	6.87	1.00		1.55	.10	12.05	7.68
Total										
*P.A. 3	690.82	539.18	226.80	27.01	2.21	2.14	4.01	.26	83.45	115.94

* Includes part of Tract B-3 which is not in this Programming Area.





TOPOGRAPHY

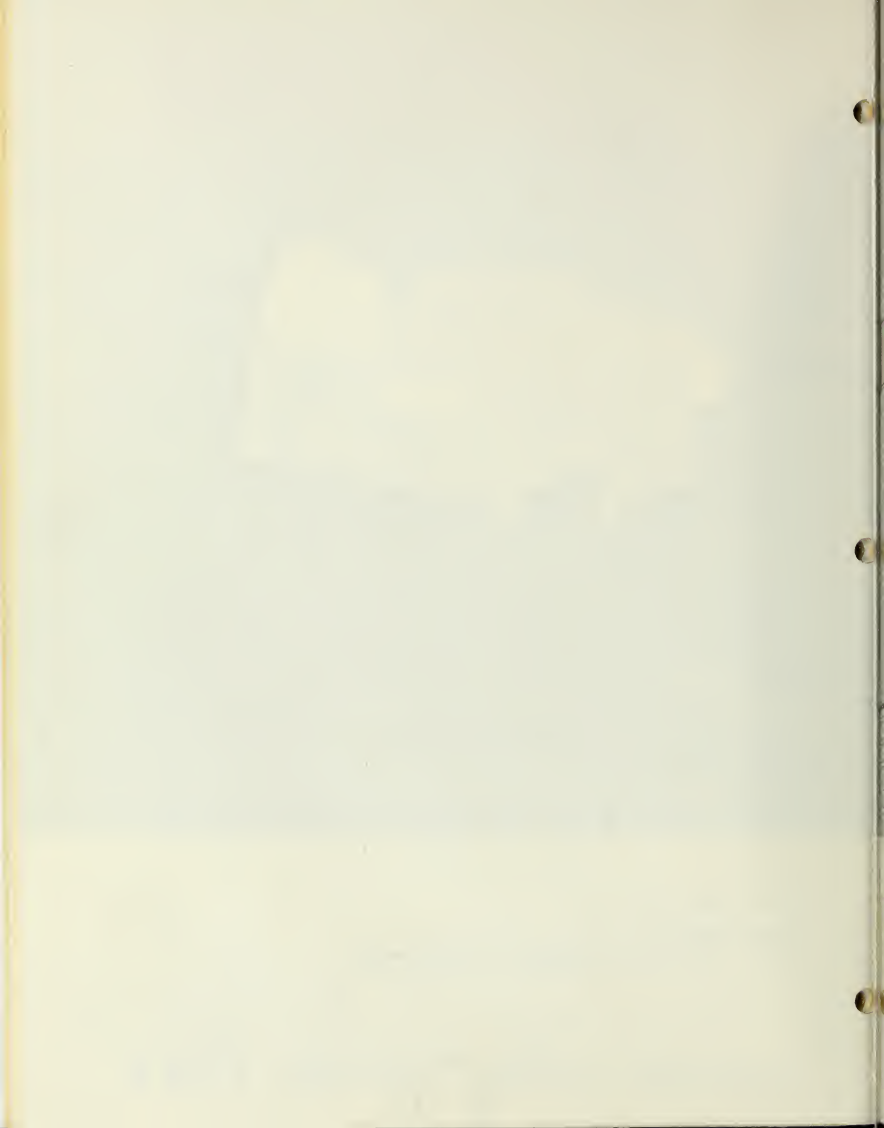
Programming Area 3

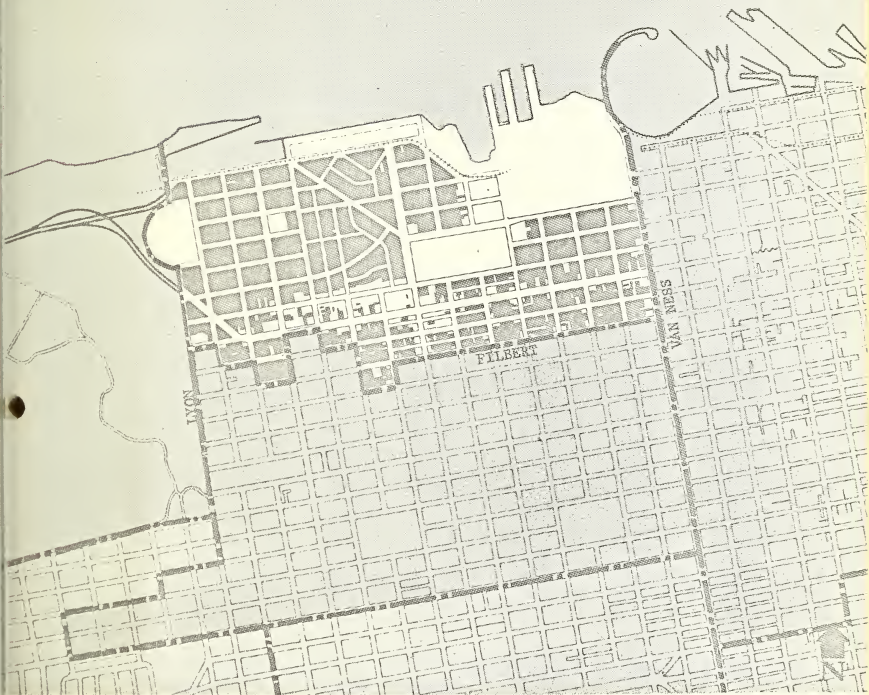
Source: San Francisco Department of City Planning

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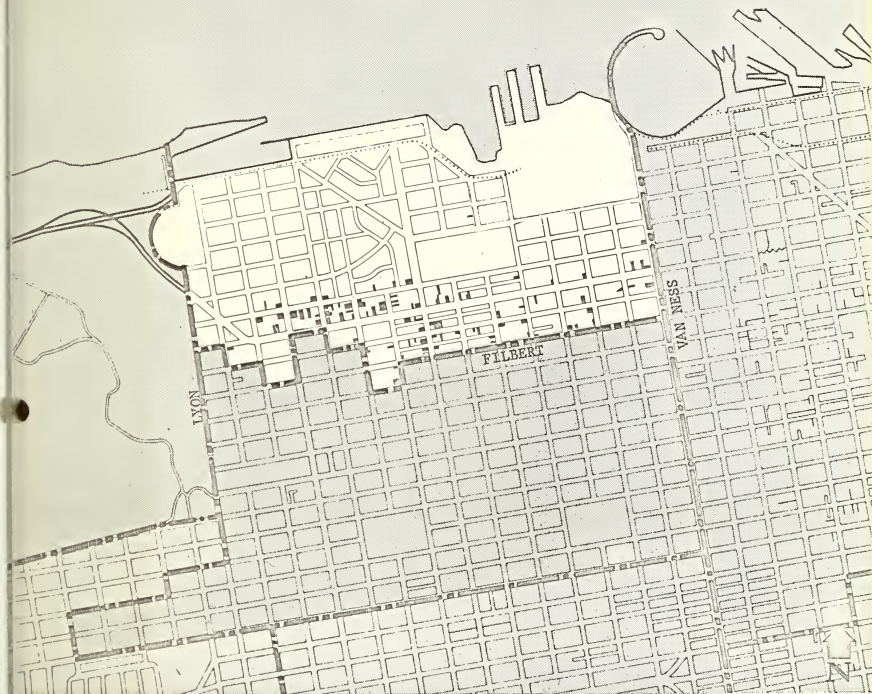




LAND USED FOR RESIDENCE

Programming Area 3

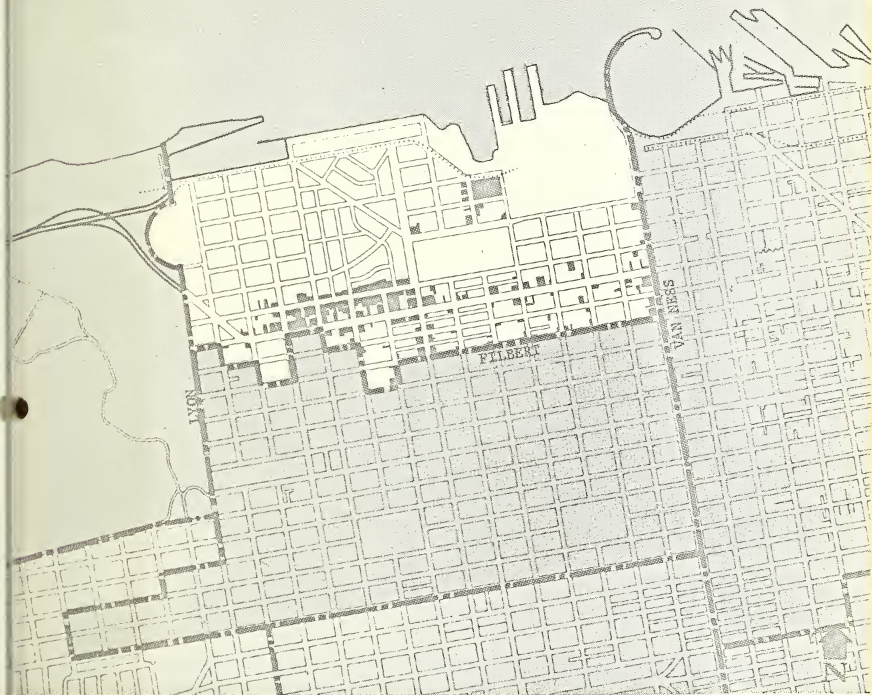
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning



SECONDARY RESIDENTIAL USE

Programming Area 3

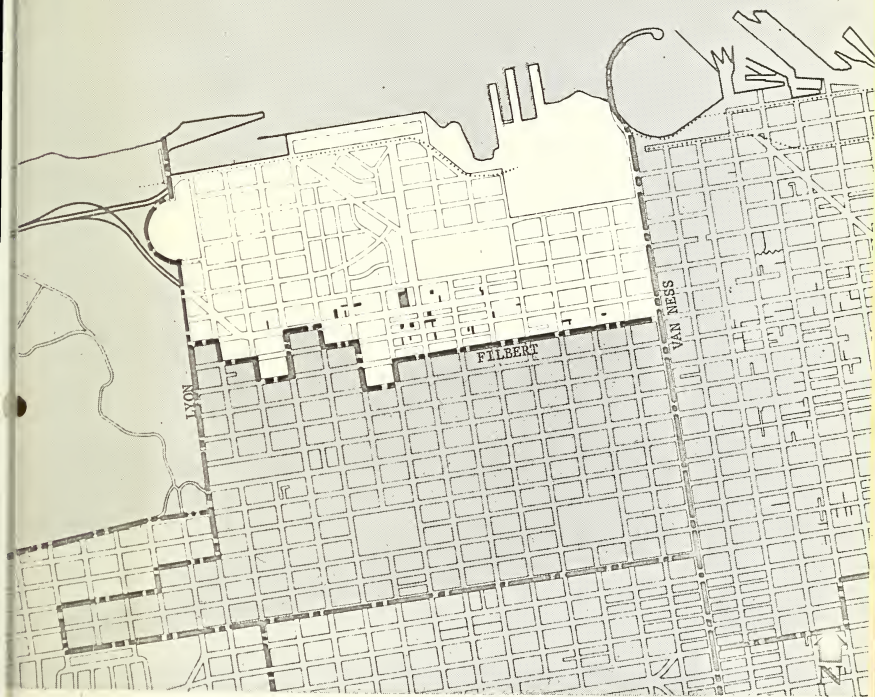
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning



LAND USED FOR COMMERCE

Programming Area 3

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

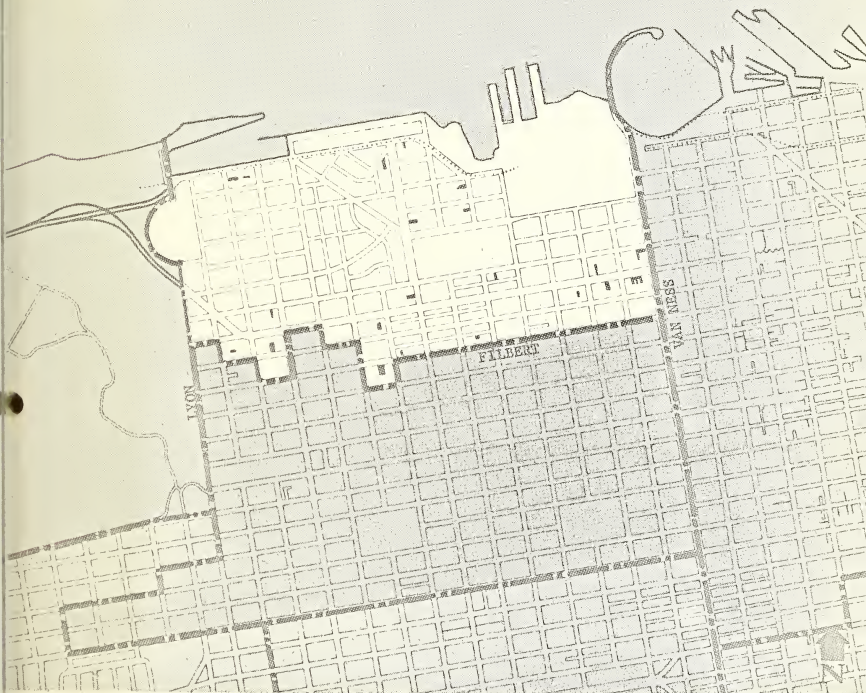


LAND USED FOR INDUSTRY

Programming Area 3

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning





VACANT LAND

Programming Area 3

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SECTION 2

HOUSEHOLDS AND HOUSING COMPOSITION, 1960, BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

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For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

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An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.

2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.

3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.

4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.

5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1. above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

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to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

Attribute	No. of Classes	No. of Classes
	(Census Tape)	(Summary Tables 1-7)
<hr/> HOUSEHOLDS		
Size (No. of Persons)	6	5
Type	5	2
Income	15	5
Age of Head	3	3
Race	4	3
<hr/>		
HOUSING UNITS		
Size (No. of Rooms)	7	3
Structure Type	3	3
Rent	11	5
Value	10	5
Age	6	4
Tenure	2	2
Condition	9	3
<hr/>		

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

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room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

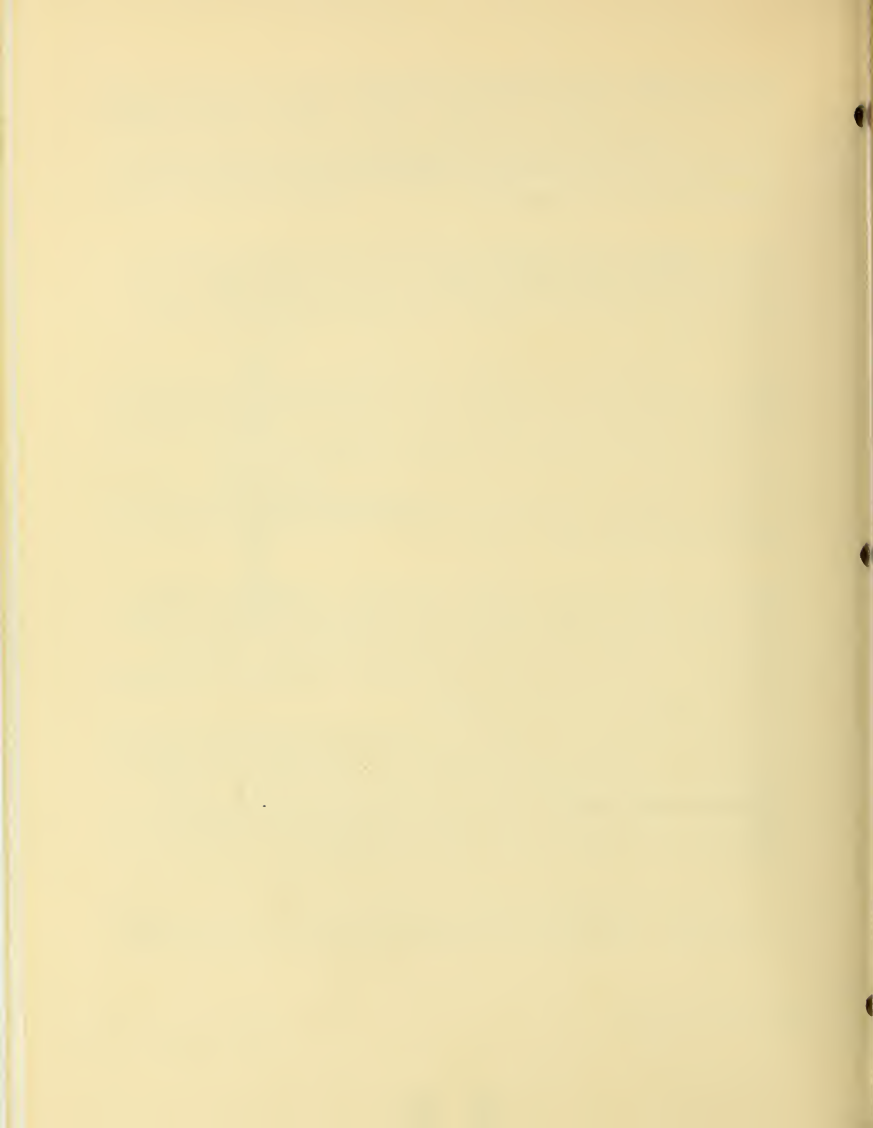
Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

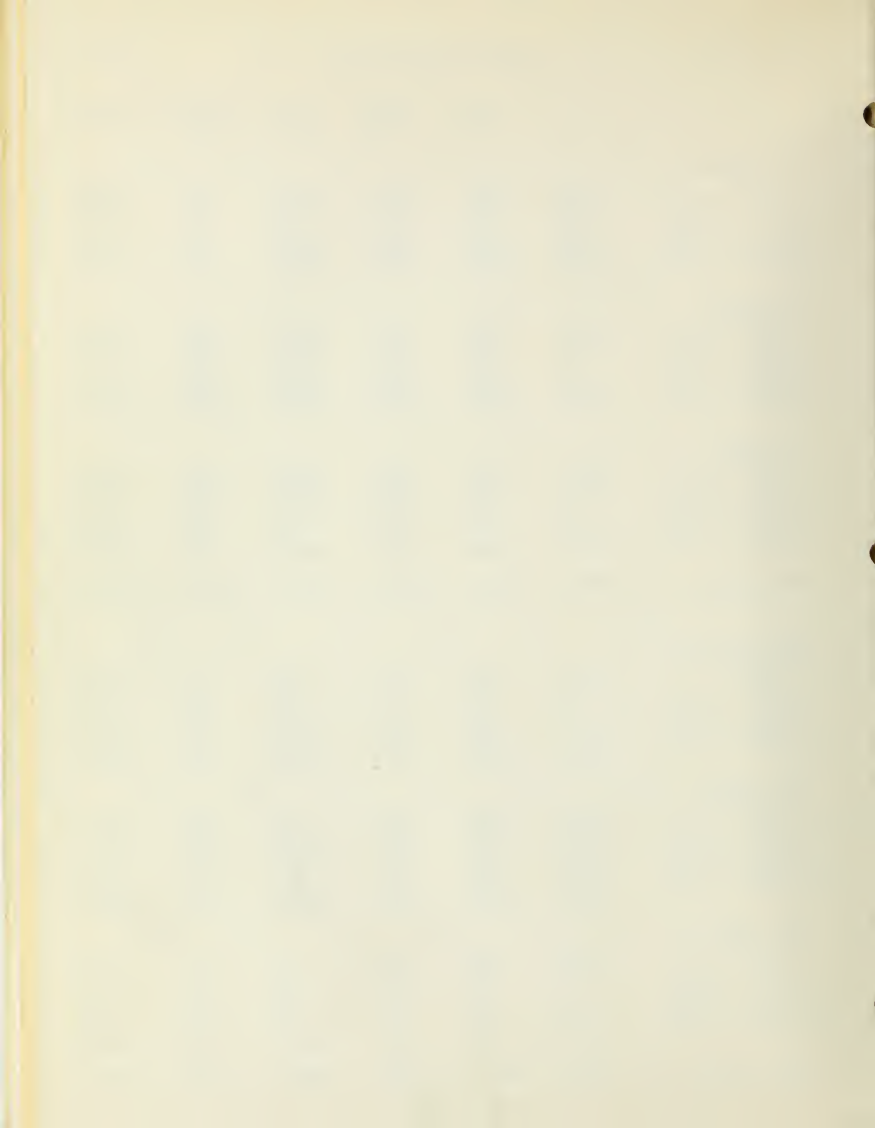
Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

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	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	6885	4364	1405	640	208	13502
2 PERS - NO CH	1931	2496	2926	3891	989	12233
3+PERS - NO CH	192	205	242	572	886	2097
2-4PERS - W/CH	3228	4022	3540	2353	708	13851
5+ PERS - W/CH	862	1444	1603	1276	451	5630
TOTAL	13098	12531	9716	8732	3242	47319
HEAD 35-59						
1 PERSON	16737	11450	4179	2057	958	35381
2 PERS - NO CH	4221	6355	7212	10195	5603	33586
3+PERS - NO CH	467	817	1372	3501	3720	9877
2-4PERS - W/CH	4087	5229	6344	7354	4301	27315
5+ PERS - W/CH	1024	2330	3432	4275	3243	14304
TOTAL	26536	26181	22539	27382	17825	120463
HEAD OVER 60						
1 PERSON	29185	5160	1691	1086	761	37883
2 PERS - NO CH	11502	6512	5431	4763	3500	31708
3+PERS - NO CH	1050	1087	1541	2487	2618	8783
2-4PERS - W/CH	737	506	370	488	442	2549
5+ PERS - W/CH	104	144	110	316	330	1004
TOTAL	42578	13409	9149	9140	7651	81927
GRAND TOTAL	82212	52121	41404	45254	28718	249709
NEGRO						
HEAD UNDER 35						
1 PERSON	850	261	25	11	6	1153
2 PERS - NO CH	380	310	226	153	10	1079
3+PERS - NO CH	56	17	36	66	24	199
2-4PERS - W/CH	1517	559	230	185	24	2515
5+ PERS - W/CH	917	638	273	161	16	2005
TOTAL	3720	1785	790	576	80	6951
HEAD 35-59						
1 PERSON	2088	410	136	5	10	2649
2 PERS - NO CH	973	952	632	513	100	3170
3+PERS - NO CH	128	269	264	312	224	1197
2-4PERS - W/CH	1028	768	586	387	131	2900
5+ PERS - W/CH	765	831	684	595	244	3119
TOTAL	4982	3230	2302	1812	709	13035
HEAD OVER 60						
1 PERSON	741	39	26	5	0	811
2 PERS - NO CH	359	144	108	41	10	662
3+PERS - NO CH	44	52	46	43	15	200
2-4PERS - W/CH	104	48	39	22	0	213
5+ PERS - W/CH	22	26	15	18	22	103
TOTAL	1270	309	234	129	47	1989
GRAND TOTAL	9972	5324	3326	2517	836	21975



	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	740	323	67	18	17	1165
2 PERS - NO CH	262	198	198	254	87	999
3+PERS - NO CH	20	19	10	56	48	153
2-4PERS - W/CH	461	423	299	332	50	1565
5+ PERS - W/CH	159	284	161	189	68	861
TOTAL	1642	1247	735	849	270	4743
HEAD 35-59						
1 PERSON	1926	588	151	29	11	2705
2 PERS - NO CH	441	400	264	235	59	1399
3+PERS - NO CH	86	108	186	287	209	876
2-4PERS - W/CH	737	639	546	595	182	2699
5+ PERS - W/CH	596	812	740	821	414	3383
TOTAL	3786	2947	1887	1967	875	11062
HEAD OVER 60						
1 PERSON	1820	75	22	6	0	1923
2 PERS - NO CH	353	179	58	54	10	654
3+PERS - NO CH	63	104	101	169	191	628
2-4PERS - W/CH	104	83	23	26	5	241
5+ PERS - W/CH	0	67	47	69	47	230
TOTAL	2340	508	251	324	253	3676
GRAND TOTAL	7768	4302	2873	3140	1398	19481
TOTAL						
HEAD UNDER 35						
1 PERSON	8475	4948	1497	669	231	15820
2 PERS - NO CH	2573	3004	3350	4298	1086	14311
3+PERS - NO CH	268	241	288	694	958	2449
2-4PERS - W/CH	5206	5004	4069	2870	782	17931
5+ PERS - W/CH	1938	2366	2037	1626	535	8502
TOTAL	18460	15563	11241	10157	3592	59013
HEAD 35-59						
1 PERSON	20751	12448	4466	2091	979	40735
2 PERS - NO CH	5635	7707	8108	10943	5762	38155
3+PERS - NO CH	681	1194	1822	4100	4153	11950
2-4PERS - W/CH	5852	6636	7476	8336	4614	32914
5+ PERS - W/CH	2385	3973	4856	5691	3901	20806
TOTAL	35304	31958	26728	31161	19409	144560
HEAD OVER 60						
1 PERSON	31746	5274	1739	1097	761	40617
2 PERS - NO CH	12214	6835	5597	4858	3520	33024
3+PERS - NO CH	1157	1243	1688	2699	2824	9611
2-4PERS - W/CH	945	637	438	536	447	3003
5+ PERS - W/CH	126	237	172	403	399	1337
TOTAL	46188	14226	9634	9593	7951	87592
GRAND TOTAL	99952	61747	47603	50911	30952	291165



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	259	876	321	82	20	1558
3-4 ROOMS	666	3845	3564	1991	202	10268
5+ ROOMS	807	2552	3834	3374	1097	11664
TOTAL	1732	7273	7719	5447	1319	23490
2-4 UNITS						
1-2 ROOMS	499	2100	676	162	20	3457
3-4 ROOMS	1160	10021	7999	2500	491	22171
5+ ROOMS	790	4642	7601	4292	1377	18702
TOTAL	2449	16763	16276	6954	1888	44330
5+ UNITS						
1-2 ROOMS	2263	20115	11619	1529	439	35965
3-4 ROOMS	2350	13901	15447	9334	2529	43561
5+ ROOMS	414	2077	1739	1250	1771	7251
TOTAL	5027	36093	28805	12113	4739	86777
TOTAL	9208	60129	52800	24514	7946	154597
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	222	144	26	5	0	397
3-4 ROOMS	100	696	226	17	0	1039
5+ ROOMS	63	401	290	107	0	861
TOTAL	385	1241	542	129	0	2297
2-4 UNITS						
1-2 ROOMS	777	648	86	4	0	1515
3-4 ROOMS	371	2247	561	30	15	3224
5+ ROOMS	92	670	794	81	6	1643
TOTAL	1240	3565	1441	115	21	6382
5+ UNITS						
1-2 ROOMS	13092	7247	1067	90	36	21532
3-4 ROOMS	416	1661	440	42	24	2583
5+ ROOMS	54	174	209	57	9	503
TOTAL	13562	9082	1716	189	69	24618
TOTAL	15187	13888	3699	433	90	33297

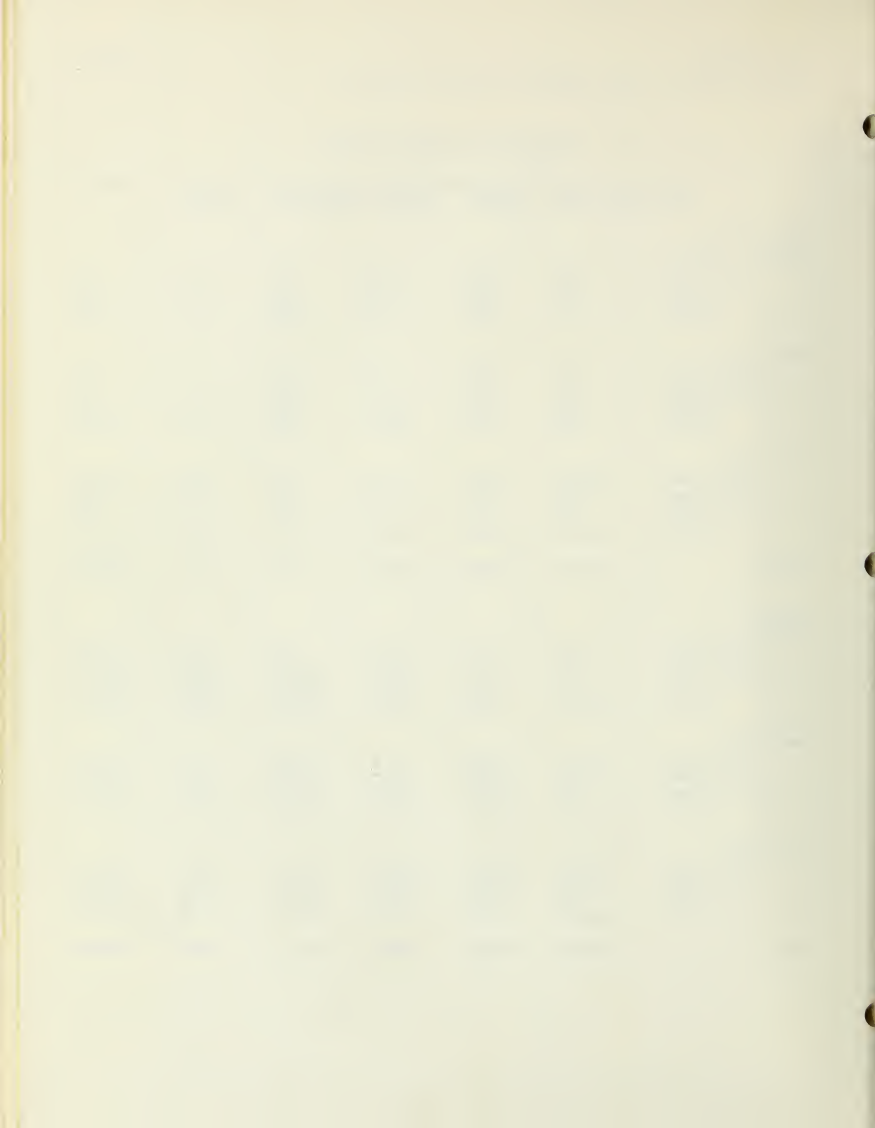


TOTAL CITY
RENTAL HOUSING STOCK COMPOSITION 1960 (CONTD)

PAGE 2

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	154	53	5	5	0	217
3-4 ROOMS	58	173	26	5	5	267
5+ ROOMS	5	96	26	12	3	142
TOTAL	217	322	57	22	8	626
2-4 UNITS						
1-2 ROOMS	305	212	15	0	5	537
3-4 ROOMS	113	417	87	15	4	636
5+ ROOMS	20	145	113	18	0	296
TOTAL	438	774	215	33	9	1469
5+ UNITS						
1-2 ROOMS	7370	1373	65	5	21	8834
3-4 ROOMS	178	553	71	12	3	817
5+ ROOMS	27	61	37	11	6	142
TOTAL	7575	1987	173	28	30	9793
TOTAL	8230	3083	445	83	47	11888
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	635	1073	352	92	20	2172
3-4 ROOMS	824	4714	3816	2013	207	11574
5+ ROOMS	875	3049	4150	3493	1100	12667
TOTAL	2334	8836	8318	5598	1327	26413
2-4 UNITS						
1-2 ROOMS	1581	2960	777	166	25	5509
3-4 ROOMS	1644	12685	8647	2545	510	26031
5+ ROOMS	902	5457	8508	4391	1383	20641
TOTAL	4127	21102	17932	7102	1916	52181
5+ UNITS						
1-2 ROOMS	22725	28735	12751	1624	496	66331
3-4 ROOMS	2944	16115	15958	9388	2556	46961
5+ ROOMS	495	2312	1985	1318	1786	7896
TOTAL	26164	47162	30694	12330	4838	121188
TOTAL	32625	77100	56944	25030	8083	199782



TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	TOTAL
CONDITION 1-2						
1-2 ROOMS	20	36	24	31	28	139
3-4 ROOMS	1570	4729	2616	520	402	9837
5+ ROOMS	2321	15898	26264	12884	12046	69413
TOTAL	3911	20663	28904	13435	12476	79389
CONDITION 3						
1-2 ROOMS	5	5	5	4	0	19
3-4 ROOMS	284	231	63	27	5	610
5+ ROOMS	355	766	303	82	45	1551
TOTAL	644	1002	371	113	50	2180
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	110	16	0	0	0	126
5+ ROOMS	58	58	10	0	0	126
TOTAL	173	74	10	0	0	257
TOTAL						
1-2 ROOMS	30	41	29	35	28	163
3-4 ROOMS	1964	4976	2679	547	407	10573
5+ ROOMS	2734	16722	26577	12966	12091	71090
TOTAL	4728	21739	29285	13548	12526	81826
GRAND TOTAL	9456	43478	58578	27096	25052	163652

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TOTAL CITY

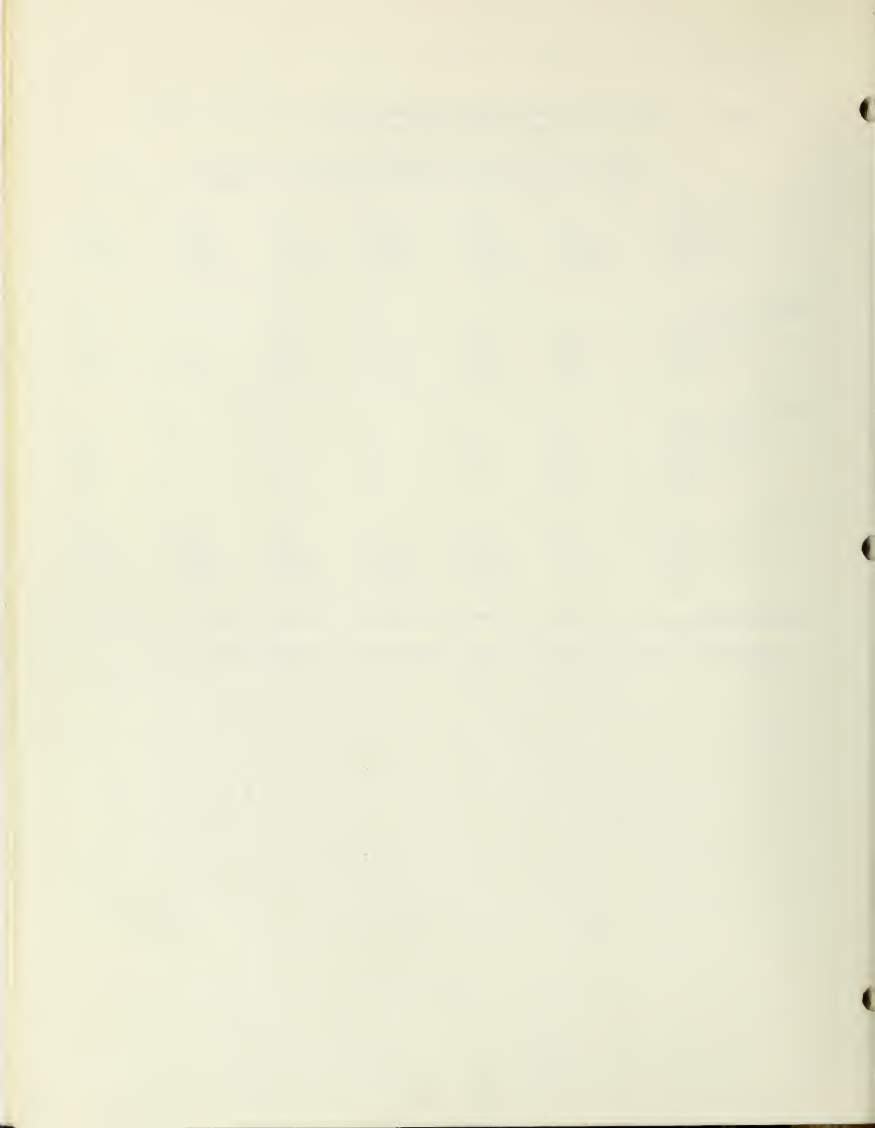
TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	167503

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.



TOTAL CITY

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	187503

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

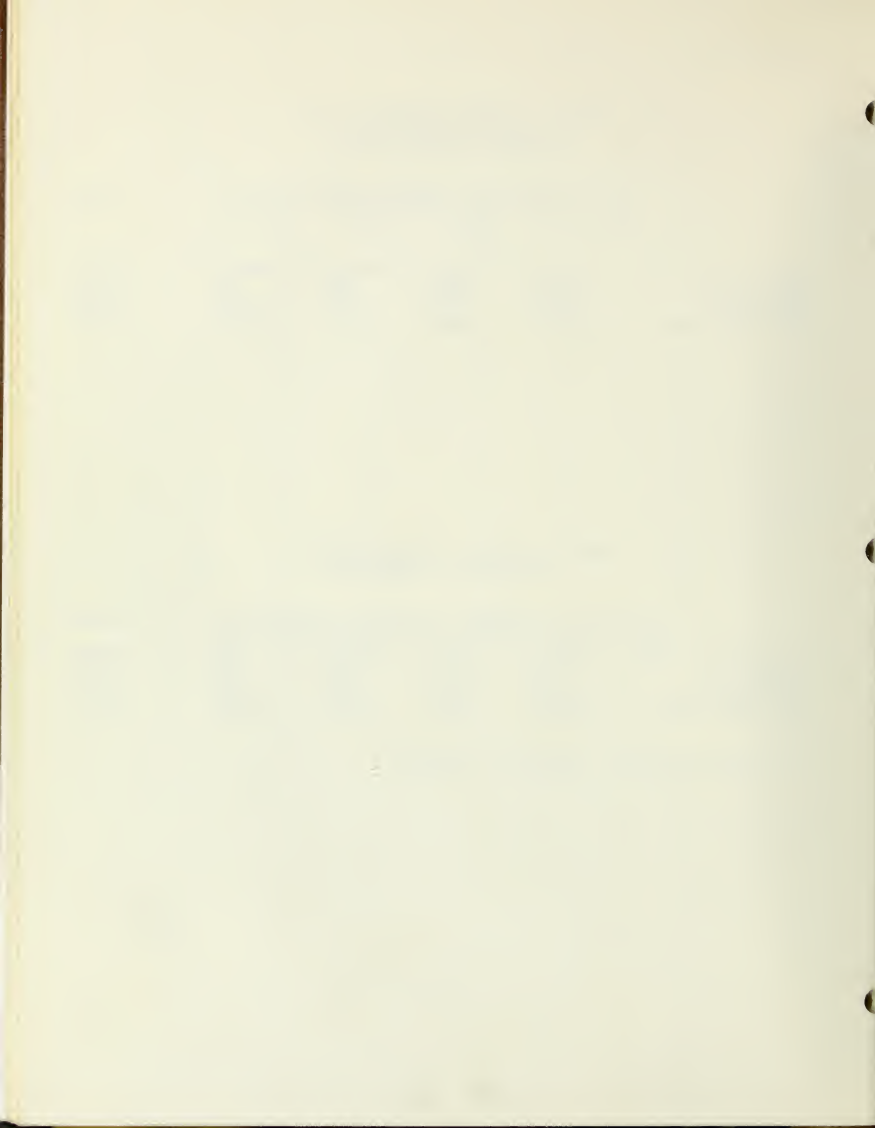
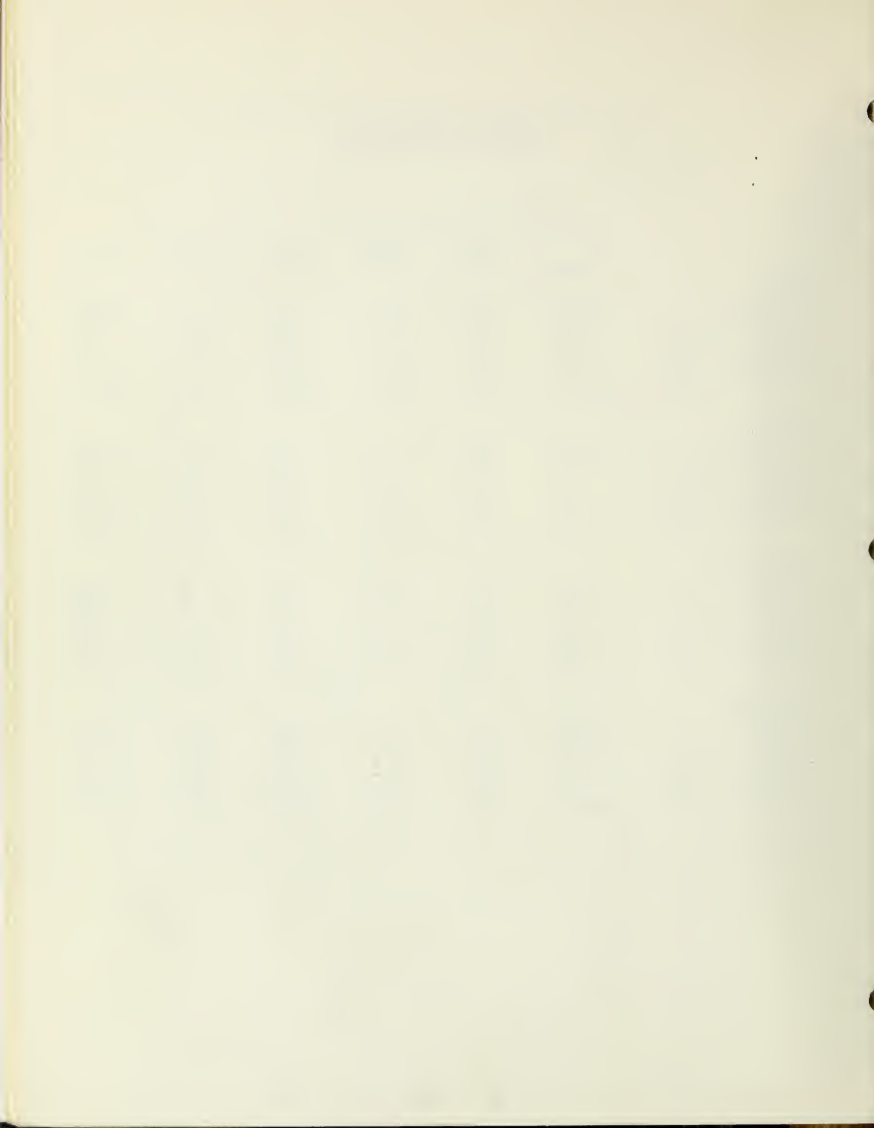


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

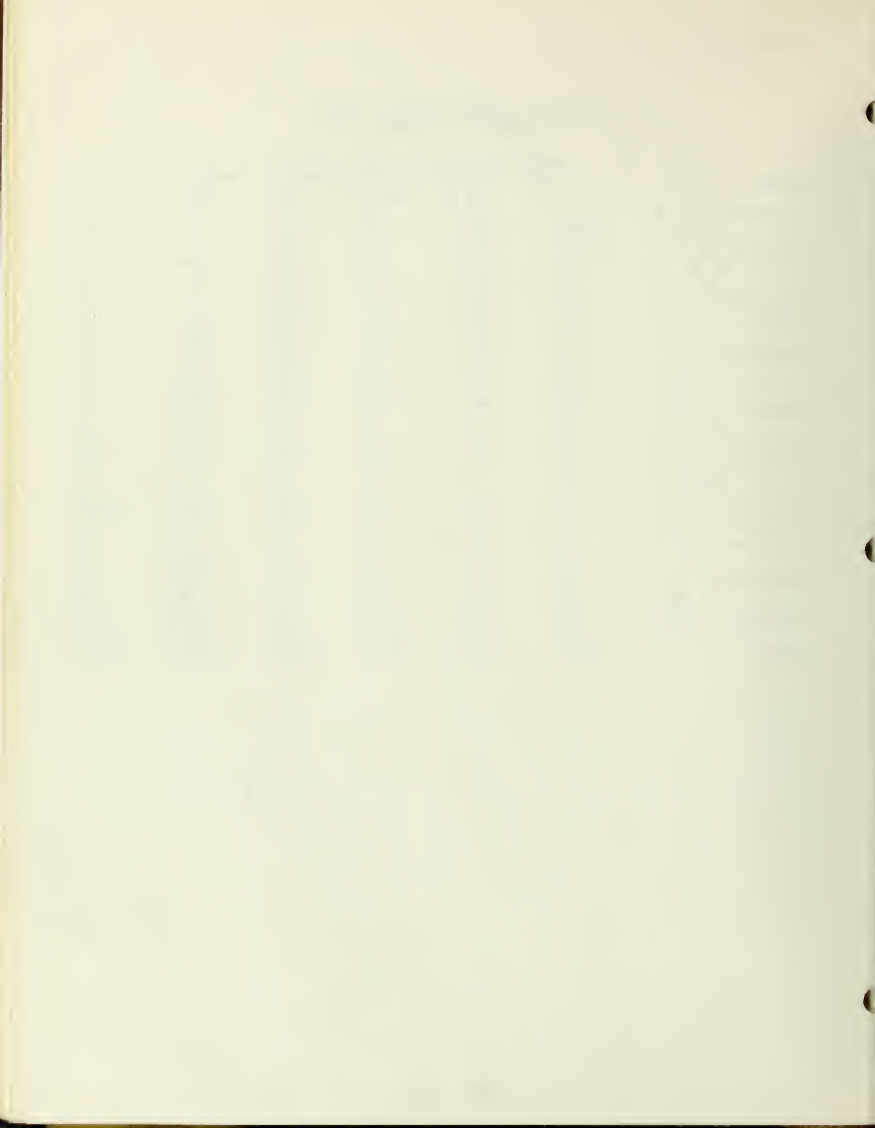
	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	17357	3622	1072	386	92	22529
2 PERS - NO CH	1699	984	632	438	98	3851
3+PERS - NO CH	121	115	194	284	182	896
2-4PERS - W/CH	1097	872	457	392	140	2958
5+ PERS - W/CH	340	466	468	311	96	1681
TOTAL	20614	6059	2823	1611	608	31915
NEGRO						
1 PERSON	2167	266	64	6	6	2509
2 PERS - NO CH	584	333	196	82	21	1216
3+PERS - NO CH	75	78	113	80	39	385
2-4PERS - W/CH	799	332	142	62	5	1340
5+ PERS - W/CH	397	288	221	134	77	1117
TOTAL	4022	1297	730	364	148	6569
OTHER RACES						
1 PERSON	3507	425	117	17	0	4066
2 PERS - NO CH	399	171	107	75	6	758
3+PERS - NO CH	11	38	70	85	54	258
2-4PERS - W/CH	319	175	99	40	5	638
5+ PERS - W/CH	92	194	113	79	49	527
TOTAL	4326	1003	500	296	114	6247
ALL RACES						
1 PERSON	23031	4313	1253	409	98	29104
2 PERS - NO CH	2682	1488	937	595	125	5827
3+PERS - NO CH	207	231	377	449	275	1539
2-4PERS - W/CH	2215	1379	696	494	150	4936
5+ PERS - W/CH	829	948	802	524	222	3325
TOTAL	28964	8359	4067	2471	870	44731



TOTAL CITY

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
			NO CH	NO CH	W/CH	W/CH	
\$0-1999	LT \$ 4	12719	806	49	376	113	14063
	GT \$ 4	16383	3602	280	3389	890	24544
\$2-2999	LT \$ 4	3348	441	21	222	111	4143
	\$ 40- 6	3301	1066	52	799	399	5617
	GT \$ 6	4439	1878	188	1307	434	8246
\$3-3999	LT \$ 6	5667	1802	179	1352	736	9736
	\$ 60- 8	3736	1483	150	1167	585	7121
	GT \$ 8	2221	1075	160	928	300	4684
\$4-4999	LT \$ 8	8964	3574	290	2927	1576	17331
	\$ 80-10	1883	864	60	620	298	3731
	GT \$10	921	784	131	370	188	2394
\$5-5999	LT \$10	7337	4913	572	3693	1956	18474
	\$100-12	469	467	72	414	113	1535
	GT \$12	414	435	109	240	123	1321
\$6-6999	LT \$12	3960	4830	695	3370	1791	14646
	\$120-14	111	85	27	39	14	276
	GT \$14	273	388	69	193	122	1045
\$7-7999	LT \$14	2145	4369	746	2534	1108	10902
	GT \$14	164	309	55	135	68	731
\$8-8999	LT \$15	87	136	45	55	24	347
	GT \$15	1163	3622	678	1859	1032	8354
\$9-9999	LT \$15	56	142	61	67	10	336
	GT \$15	788	3099	693	1350	793	6723
GT10000	LT \$15	597	2125	897	470	240	4329
	GT \$15	1995	7479	2958	2777	1665	16874
TOTAL		83141	49774	9246	30653	14689	187503

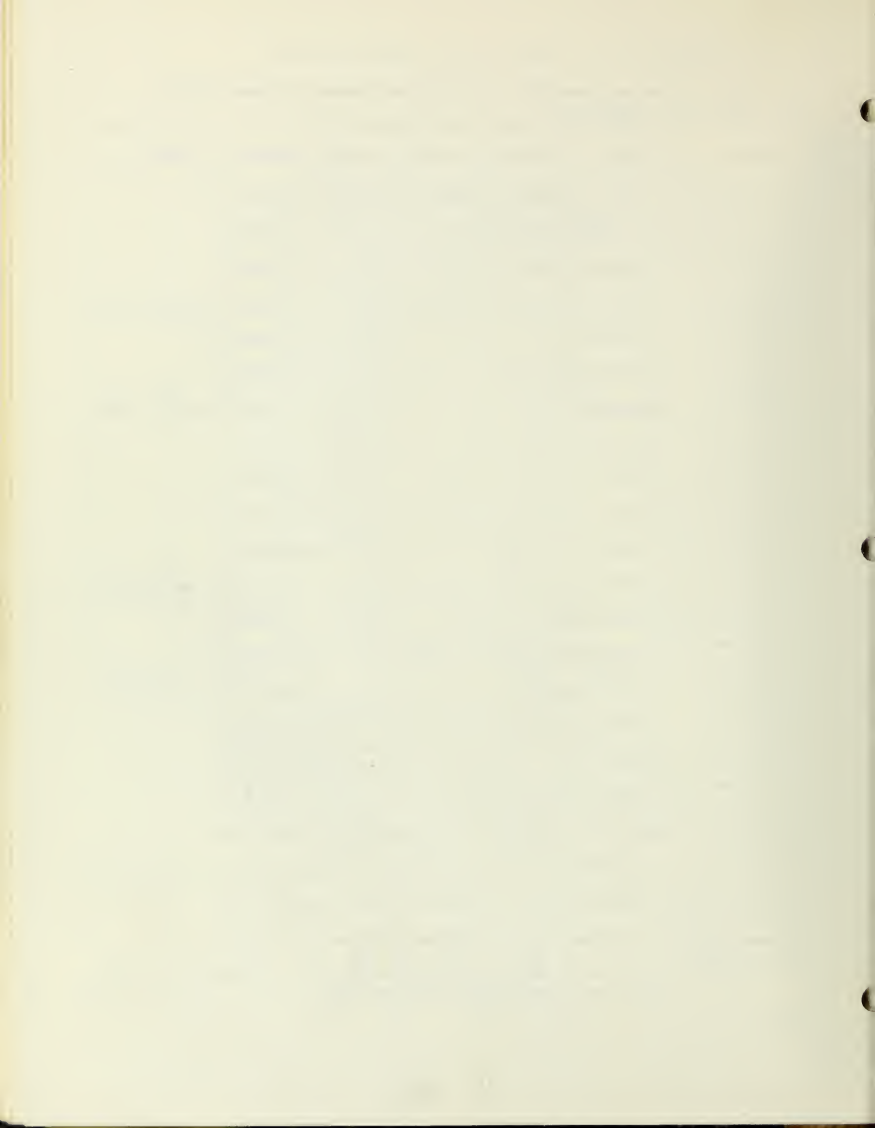


SAN FRANCISCO HOUSING INVENTORY

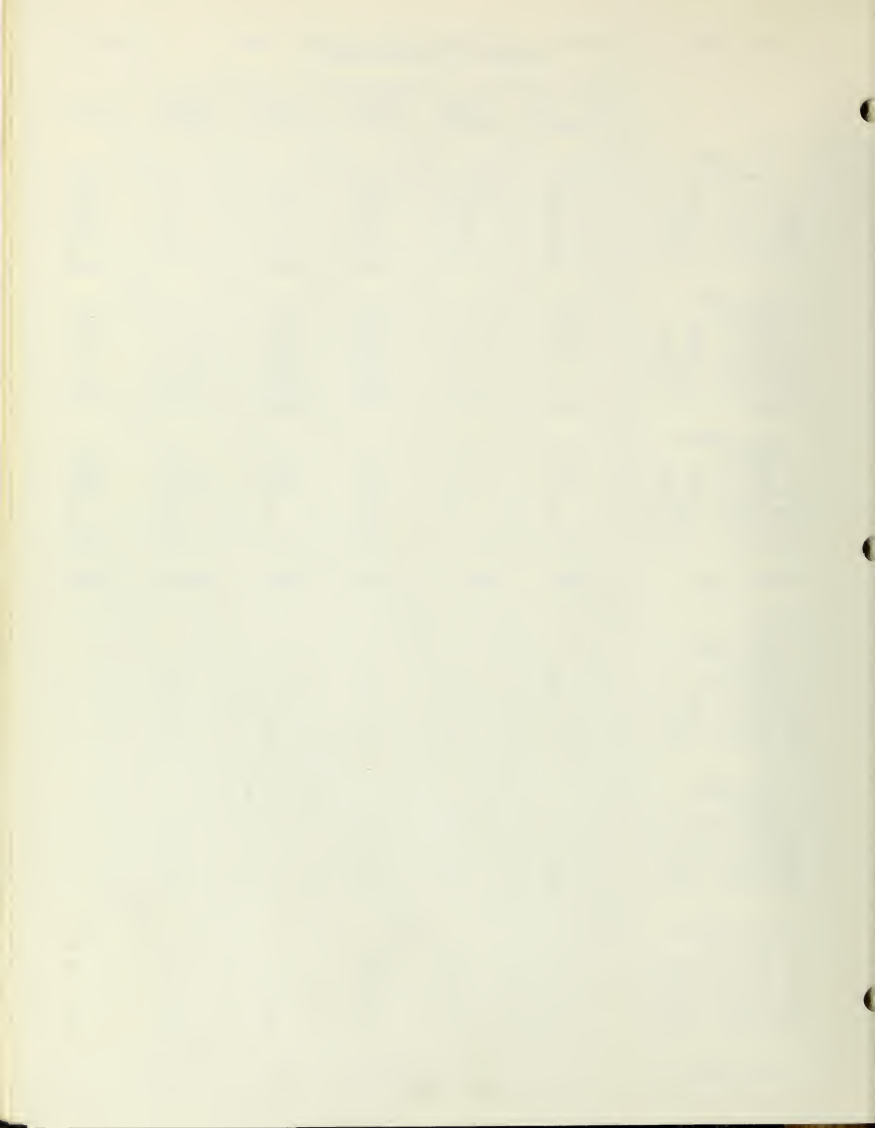
1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: CITY TOTAL

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	99	1370	365	217	2051	28533
4	SF/Rent/3-4	2474	8587	1058	277	12,396	
6	SF/Rent/5-6	3761	6411	732	121	11025	
8	SF/Rent/7+	1564	1349	123	25	3061	
3	SF/Own/1-4	3072	6819	652	163	10706	81,716
5	SF/Own/5-6	31,803	24584	1348	130	57865	
7	SF/Own/7+	10,237	2577	303	28	13145	
12	2-4/Rent/1	225	837	722	234	2018	
14	2-4/Rent/2	266	2908	838	354	4366	52777
16	2-4/Rent/3-4	2884	18999	3209	631	25723	
18	2-4/Rent/5-6	4650	11938	1451	225	18264	
20	2-4/Rent/7+	1214	932	189	71	2406	
15	2-4/Own/1-4	1035	3214	424	62	4735	16997
17	2-4/Own/5-6	2436	6736	536	195	10203	
19	2-4/Own/7+	544	1388	115	12	2059	
22	5+/Rent/1	462	8657	17576	6819	33514	
24	5+/Rent/2	1104	25794	4026	2073	32997	118,092
26	5+/Rent/3-4	9809	30488	2649	854	43800	
28	5+/Rent/5-6	2529	3602	470	149	6750	
30	5+/Rent/7+	382	513	109	27	1031	
25	Pub.Hsng/3-4	152	4689	45	0	4886	6729
27	Pub.Hsng/5-6	130	1648	30	0	1808	
29	Pub.Hsng/7+	5	30	0	0	35	
Total		81,137	174,070	36,970	12,667		304844



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	173	337	95	50	0	655
2 PERS - NO CH	65	155	110	266	62	658
3+PERS - NO CH	5	15	26	10	56	112
2-4PERS - W/CH	36	57	52	45	41	231
5+ PERS - W/CH	0	5	5	10	6	26
TOTAL	279	569	288	381	165	1682
HEAD 35-59						
1 PERSON	505	893	299	192	50	1939
2 PERS - NO CH	175	230	378	645	473	1901
3+PERS - NO CH	0	20	20	72	119	231
2-4PERS - W/CH	72	135	174	198	163	742
5+ PERS - W/CH	0	10	25	56	41	132
TOTAL	752	1288	896	1163	846	4945
HEAD OVER 60						
1 PERSON	743	228	52	62	25	1110
2 PERS - NO CH	380	313	267	321	252	1533
3+PERS - NO CH	46	55	60	74	108	343
2-4PERS - W/CH	6	12	11	0	17	46
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	1175	608	390	457	402	3032
GRAND TOTAL	2206	2465	1574	2001	1413	9659
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	5	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	4	0	0	0	4
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	4	5	0	0	9
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	4	5	0	0	9



	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	5	0	5	10
5+ PERS - W/CH	0	5	5	0	6	16
TOTAL	0	5	10	5	11	31
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	5	5	10	5	11	36
TOTAL						
HEAD UNDER 35						
1 PERSON	173	337	95	50	0	655
2 PERS - NO CH	65	155	110	266	62	658
3+PERS - NO CH	5	15	26	10	56	112
2-4PERS - W/CH	41	57	52	45	41	236
5+ PERS - W/CH	0	5	5	10	6	26
TOTAL	284	569	288	381	165	1687
HEAD 35-59						
1 PERSON	505	893	299	192	50	1939
2 PERS - NO CH	175	230	383	650	473	1911
3+PERS - NO CH	0	20	20	72	119	231
2-4PERS - W/CH	72	139	179	198	168	756
5+ PERS - W/CH	0	15	30	56	47	148
TOTAL	752	1297	911	1168	857	4985
HEAD OVER 60						
1 PERSON	743	228	52	62	25	1110
2 PERS - NO CH	380	313	267	321	252	1533
3+PERS - NO CH	46	55	60	74	108	343
2-4PERS - W/CH	6	12	11	0	17	46
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	1175	608	390	457	402	3032
GRAND TOTAL	2211	2474	1589	2006	1424	9704

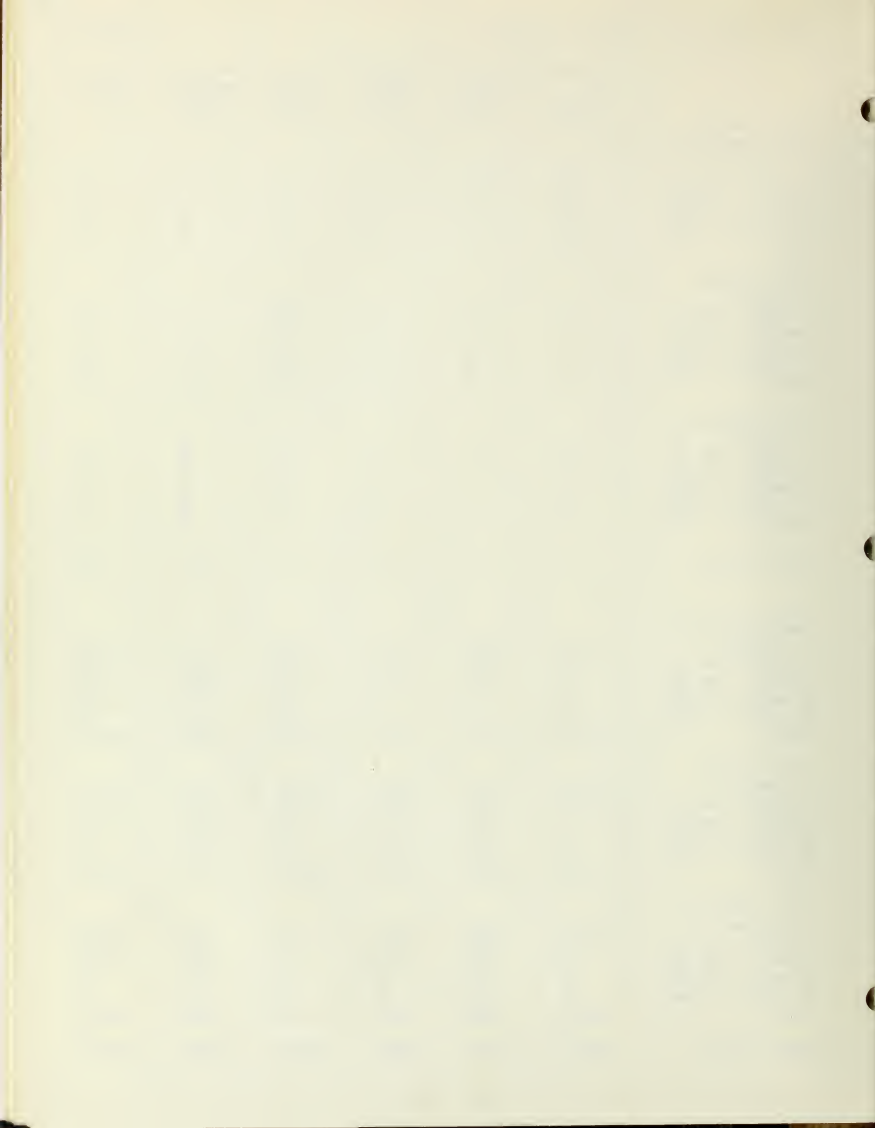
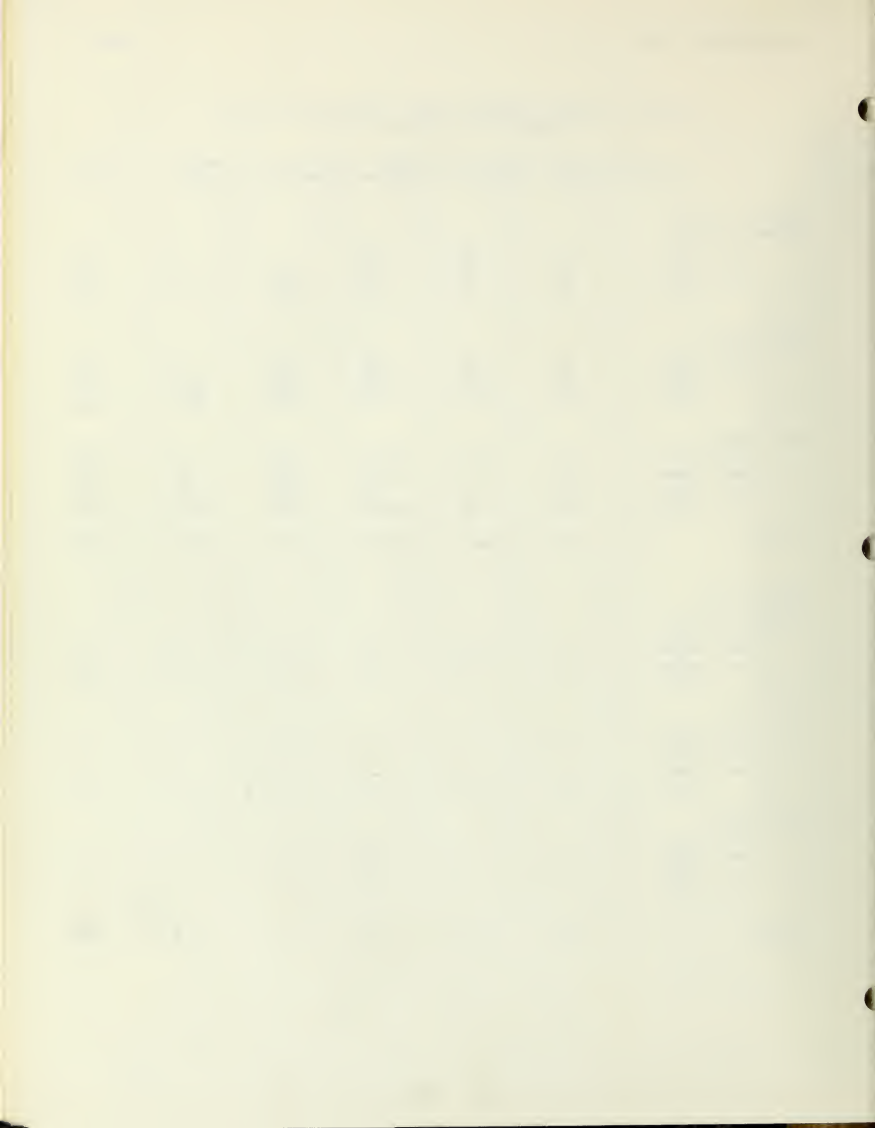


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	10	21	0	0	31
3-4 ROOMS	11	35	91	10	5	152
5+ ROOMS	15	31	68	111	82	307
TOTAL	26	76	180	121	87	490
2-4 UNITS						
1-2 ROOMS	25	55	20	20	5	125
3-4 ROOMS	25	129	293	175	20	642
5+ ROOMS	52	105	184	508	273	1122
TOTAL	102	289	497	703	298	1889
5+ UNITS						
1-2 ROOMS	25	494	1289	153	15	1976
3-4 ROOMS	128	213	1356	1331	142	3170
5+ ROOMS	10	25	30	136	96	297
TOTAL	163	732	2675	1620	253	5443
TOTAL	291	1097	3352	2444	638	7822
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	10	0	0	0	15
5+ ROOMS	0	0	5	5	0	10
TOTAL	5	10	5	5	0	25
2-4 UNITS						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	5	24	21	0	0	50
5+ ROOMS	5	0	0	0	0	5
TOTAL	10	30	21	0	0	61
5+ UNITS						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	0	0	11	0	0	11
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	16	0	0	16
TOTAL	15	40	42	5	0	102



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	4	0	0	0	4
TOTAL	0	4	0	0	0	4
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	5	0	0	0	5
TOTAL	0	5	0	0	0	5
5+ UNITS						
1-2 ROOMS	32	5	0	0	0	37
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	32	5	0	0	0	37
TOTAL	32	14	0	0	0	46
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	10	21	0	0	31
3-4 ROOMS	16	45	91	10	5	167
5+ ROOMS	15	35	73	116	82	321
TOTAL	31	90	185	126	87	519
2-4 UNITS						
1-2 ROOMS	25	61	20	20	5	131
3-4 ROOMS	30	153	314	175	20	692
5+ ROOMS	57	110	184	508	273	1132
TOTAL	112	324	518	703	298	1955
5+ UNITS						
1-2 ROOMS	57	499	1294	153	15	2018
3-4 ROOMS	128	213	1367	1331	142	3181
5+ ROOMS	10	25	30	136	96	297
TOTAL	195	737	2691	1620	253	5496
TOTAL	338	1151	3394	2449	638	7970



TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	10	10	5	54	84
5+ ROOMS	5	20	59	132	634	850
TOTAL	10	30	69	137	688	934
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	10	10	5	54	84
5+ ROOMS	5	20	59	132	634	850
TOTAL	10	30	69	137	688	934
GRAND TOTAL	20	60	138	274	1376	1868

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

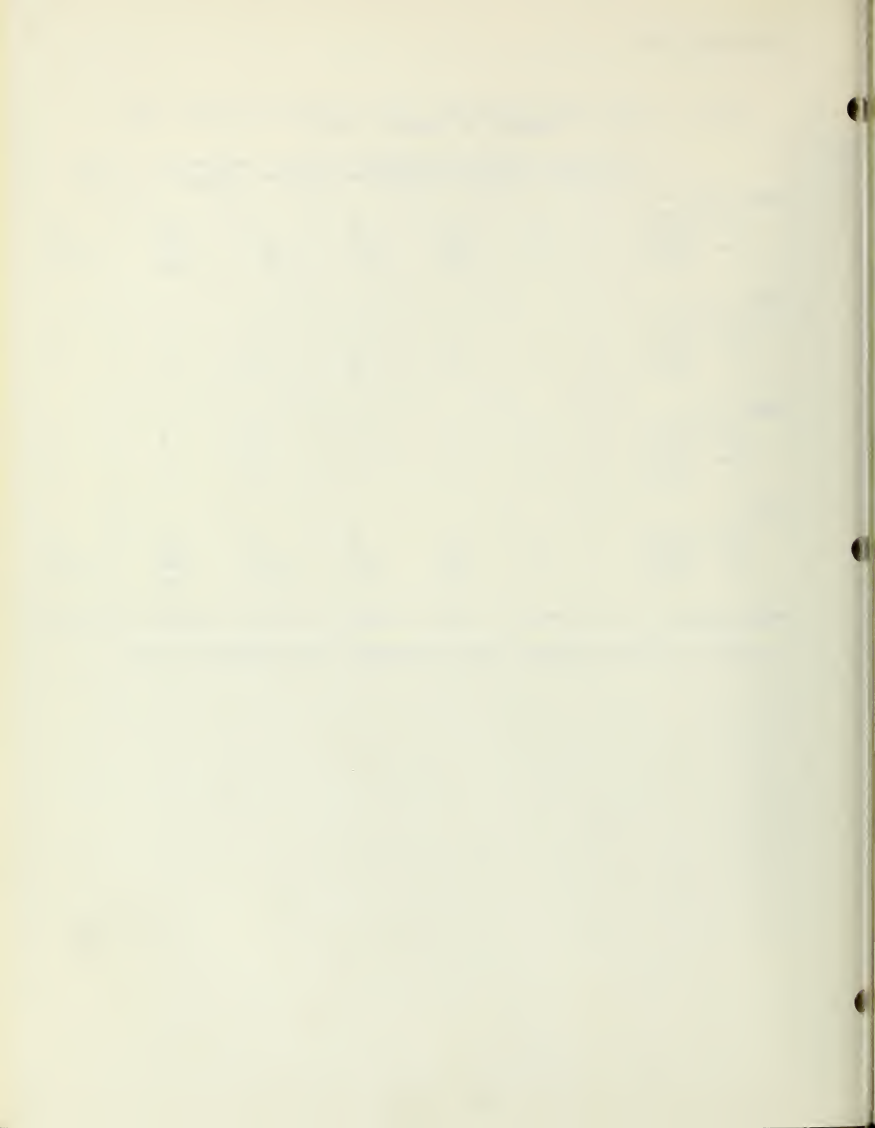


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	5197	2060	273	292	7822
CONDITION 3	86	16	0	0	102
CONDITION 4	46	0	0	0	46
ALL CONDITIONS	5329	2076	273	292	7970

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	5325	2274	48	5	7652
CONDITION 3	51	48	0	0	99
CONDITION 4	5	10	5	0	20
ALL CONDITIONS	5381	2332	53	5	7771

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS,

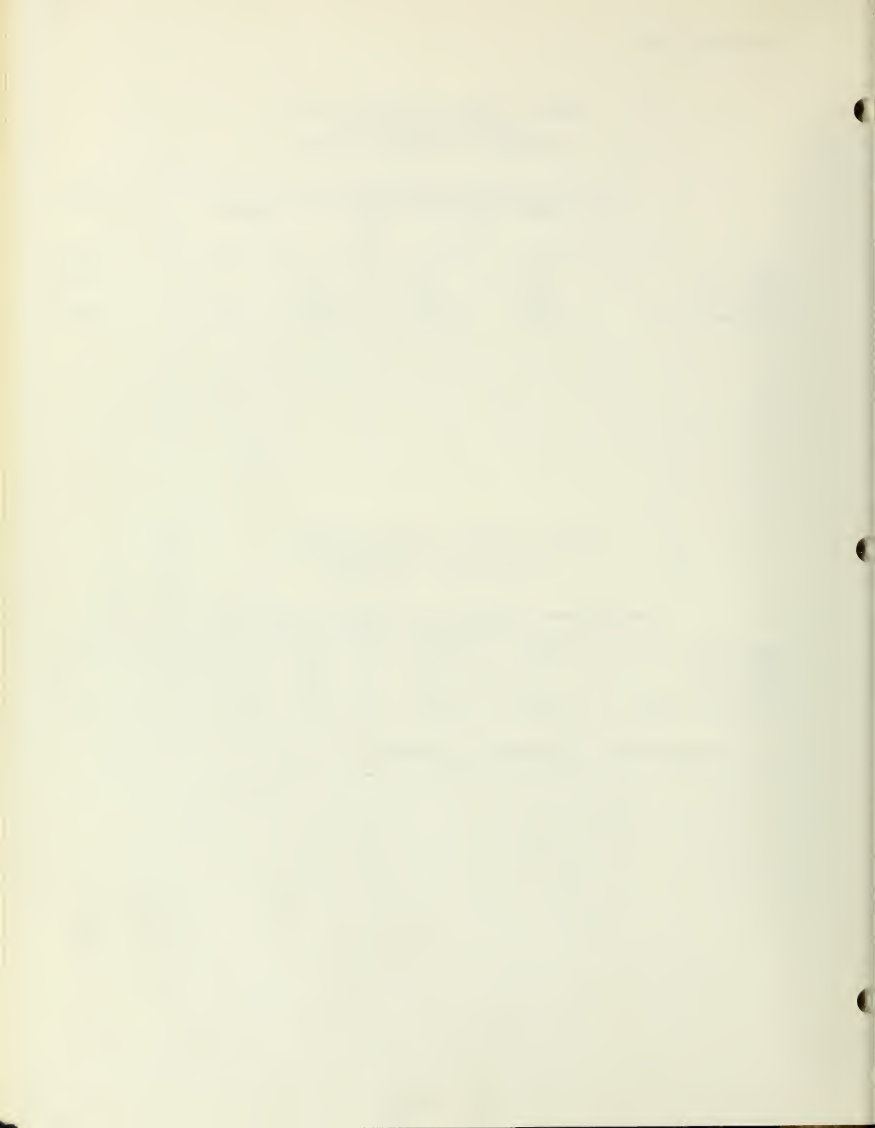


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	31	10	10	5	0	56
2 PERS - NO CH	10	5	6	6	0	27
3+PERS - NO CH	0	5	0	0	0	5
2-4PERS - W/CH	5	0	0	10	6	21
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	46	20	21	21	6	114
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	5	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	5	0	0	5
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	31	10	10	5	0	56
2 PERS - NO CH	10	5	11	6	0	32
3+PERS - NO CH	0	5	0	0	0	5
2-4PERS - W/CH	5	0	0	10	6	21
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	46	20	26	21	6	119
GRAND TOTAL	92	40	52	42	12	238



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	67	21	0	5	0	93
	GT \$ 4	486	146	5	36	0	673
\$2-2999	LT \$ 4	10	5	0	0	0	15
	\$ 40- 6	5	5	5	0	0	15
	GT \$ 6	247	109	5	20	0	381
\$3-3999	LT \$ 6	60	36	0	10	0	106
	\$ 60- 8	171	26	0	10	0	207
	GT \$ 8	201	90	5	15	0	311
\$4-4999	LT \$ 8	394	70	0	20	0	484
	\$ 80-10	306	51	5	20	0	382
	GT \$10	95	154	10	21	5	285
\$5-5999	LT \$10	472	160	15	44	10	701
	\$100-12	75	92	0	16	0	183
	GT \$12	51	66	15	15	0	147
\$6-6999	LT \$12	243	248	10	58	0	559
	\$120-14	10	11	3	3	0	27
	GT \$14	40	45	7	12	0	104
\$7-7999	LT \$14	119	254	22	120	15	530
	GT \$14	8	38	18	8	0	72
\$8-8999	LT \$15	5	15	0	0	0	20
	GT \$15	91	246	10	91	26	464
\$9-9999	LT \$15	10	5	10	25	0	50
	GT \$15	66	312	10	15	15	418
GT10000	LT \$15	20	217	76	31	5	349
	GT \$15	155	798	100	132	10	1195
TOTAL		3407	3220	331	727	86	7771



SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tab: San Francisco Community Renewal Program

Area: 3

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	0	31	0	0	31	519
4	SF/Rent/3-4	15	137	15	0	167	
6	SF/Rent/5-6	146	93	10	0	249	
8	SF/Rent/7+	47	21	0	4	72	
3	SF/Own/1-4	0	0	0	0	0	948
5	SF/Own/5-6	506	76	0	0	582	
7	SF/Own/7+	356	10	0	0	366	
12	2-4/Rent/1	0	5	6	0	11	1955
14	2-4/Rent/2	25	95	0	0	120	
16	2-4/Rent/3-4	195	447	50	0	692	
18	2-4/Rent/5-6	639	326	5	5	975	
20	2-4/Rent/7+	142	15	0	0	157	
15	2-4/Own/1-4	37	131	0	0	168	826
17	2-4/Own/5-6	221	359	0	0	580	
19	2-4/Own/7+	40	38	0	0	78	
22	5+/Rent/1	0	33	0	37	70	5656
24	5+/Rent/2	120	1849	5	0	1974	
26	5+/Rent/3-4	843	2418	11	0	3272	
28	5+/Rent/5-6	189	122	0	0	311	
30	5+/Rent/7+	19	10	0	0	29	
25	Pub.Hsng/3-4	0	0	0	0	0	8
27	Pub.Hsng/5-6	0	0	0	0	0	
29	Pub.Hsng/7+	0	0	0	0	0	
Total		3540	6216	102	46		9904



	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	45	115	25	10	0	195
2 PERS - NO CH	30	45	25	70	10	180
3+PERS - NO CH	0	0	11	10	25	46
2-4PERS - W/CH	15	27	15	25	20	102
5+ PERS - W/CH	0	0	5	5	0	10
TOTAL	90	187	81	120	55	533
HEAD 35-59						
1 PERSON	176	273	79	45	5	578
2 PERS - NO CH	51	55	126	192	100	524
3+PERS - NO CH	0	0	0	16	21	37
2-4PERS - W/CH	26	50	86	56	36	254
5+ PERS - W/CH	0	10	0	30	5	45
TOTAL	253	388	291	339	167	1436
HEAD OVER 60						
1 PERSON	234	81	15	31	15	376
2 PERS - NO CH	121	71	79	100	41	412
3+PERS - NO CH	15	16	5	11	5	52
2-4PERS - W/CH	6	6	0	0	0	12
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	376	174	99	142	61	852
GRAND TOTAL	719	749	471	601	283	2623
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	4	0	0	0	4
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	4	0	0	0	4
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	4	0	0	0	4



	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	0	5	5	0	6	16
TOTAL	0	5	10	5	6	26
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2 -4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	5	10	5	6	26
TOTAL						
HEAD UNDER 35						
1 PERSON	45	115	25	10	0	195
2 PERS - NO CH	30	45	25	70	10	180
3+PERS - NO CH	0	0	11	10	25	46
2 -4PERS - W/CH	15	27	15	25	20	102
5+ PERS - W/CH	0	0	5	5	0	10
TOTAL	90	187	81	120	55	533
HEAD 35-59						
1 PERSON	176	273	79	45	5	578
2 PERS - NO CH	51	55	126	197	100	529
3+PERS - NO CH	0	0	0	16	21	37
2 -4PERS - W/CH	26	54	91	56	36	263
5+ PERS - W/CH	0	15	5	30	11	61
TOTAL	253	397	301	344	173	1468
HEAD OVER 60						
1 PERSON	234	81	15	31	15	376
2 PERS - NO CH	121	71	79	100	41	412
3+PERS - NO CH	15	16	5	11	5	52
2 -4PERS - W/CH	0	6	0	0	0	12
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	376	174	99	142	61	852
GRAND TOTAL	719	758	481	606	289	2853

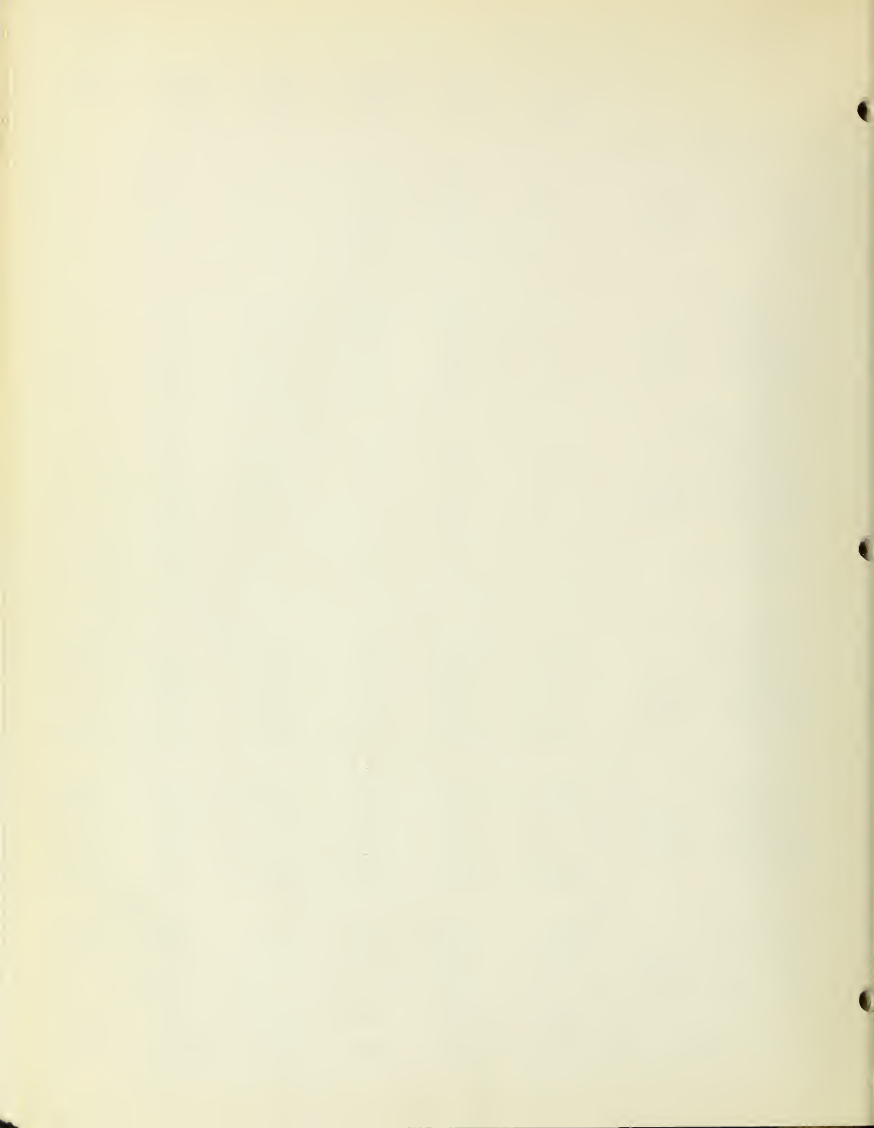


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	5	10	0	0	15
3-4 ROOMS	0	10	50	0	5	65
5+ ROOMS	10	10	30	25	10	85
TOTAL	10	25	90	25	15	165
2-4 UNITS						
1-2 ROOMS	0	0	15	5	0	25
3-4 ROOMS	10	64	165	35	0	274
5+ ROOMS	20	49	74	173	55	371
TOTAL	35	113	254	213	55	670
5+ UNITS						
1-2 ROOMS	10	178	299	50	0	537
3-4 ROOMS	35	129	527	291	45	1027
5+ ROOMS	5	25	20	15	0	65
TOTAL	50	332	846	356	45	1629
TOTAL	95	470	1190	594	115	2464
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	0	5	0	0	5
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	5	0	0	0	0	5
TOTAL	5	5	0	0	0	10
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	5	5	5	0	0	15

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	5	10	0	0	15
3-4 ROOMS	0	10	50	0	5	65
5+ ROOMS	10	10	35	25	10	90
TOTAL	10	25	95	25	15	170
2-4 UNITS						
1-2 ROOMS	5	0	15	5	0	25
3-4 ROOMS	10	69	165	35	0	279
5+ ROOMS	25	49	74	173	55	376
TOTAL	40	118	254	213	55	680
5+ UNITS						
1-2 ROOMS	10	178	299	50	0	537
3-4 ROOMS	35	129	527	291	45	1027
5+ ROOMS	5	25	20	15	0	65
TOTAL	50	332	846	356	45	1629
TOTAL	100	475	1195	594	115	2479

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	5	0	21	26
5+ ROOMS	0	0	16	38	56	110
TOTAL	0	0	21	38	77	136
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	5	0	21	26
5+ ROOMS	0	0	16	38	56	110
TOTAL	0	0	21	38	77	136
GRAND TOTAL	0	0	42	76	154	272

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

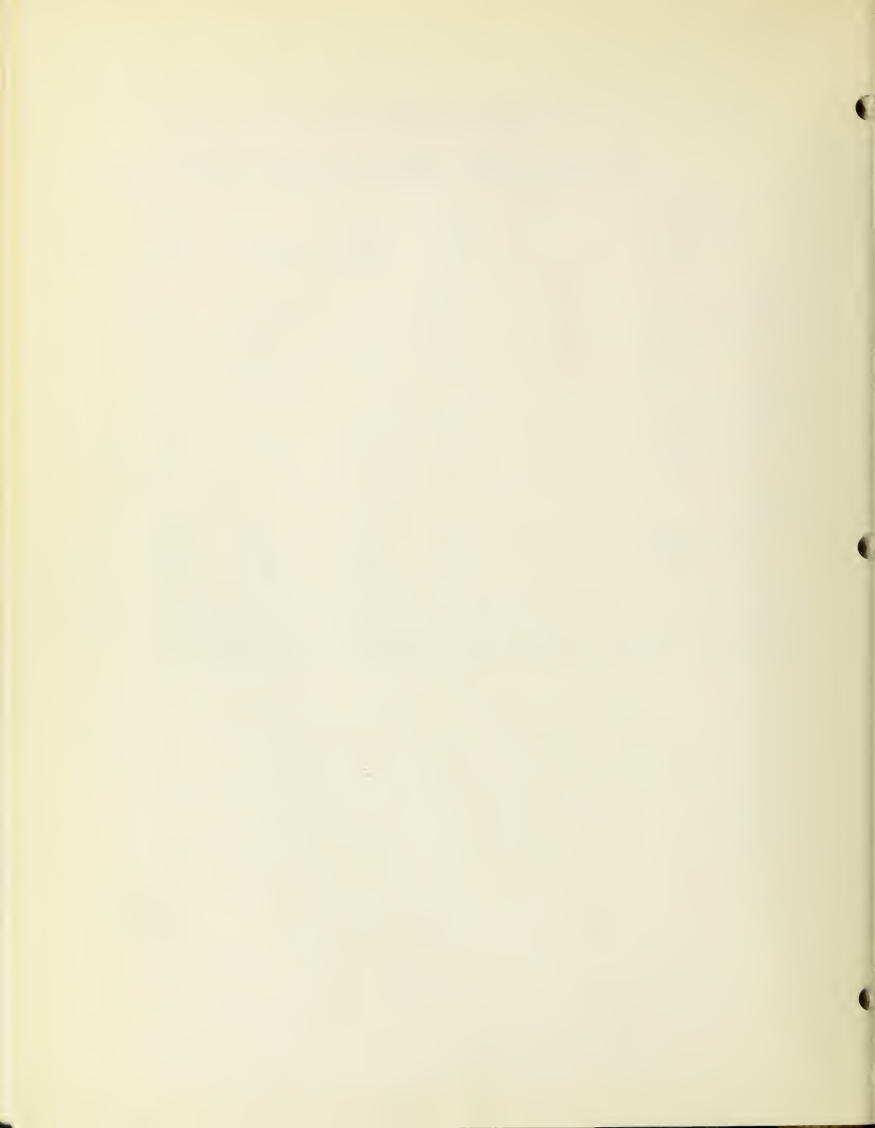


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	1721	497	106	140	2464
CONDITION 3	15	0	0	0	15
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	1736	497	106	140	2479

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	1614	758	15	5	2392
CONDITION 3	10	5	0	0	15
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	1624	763	15	5	2407

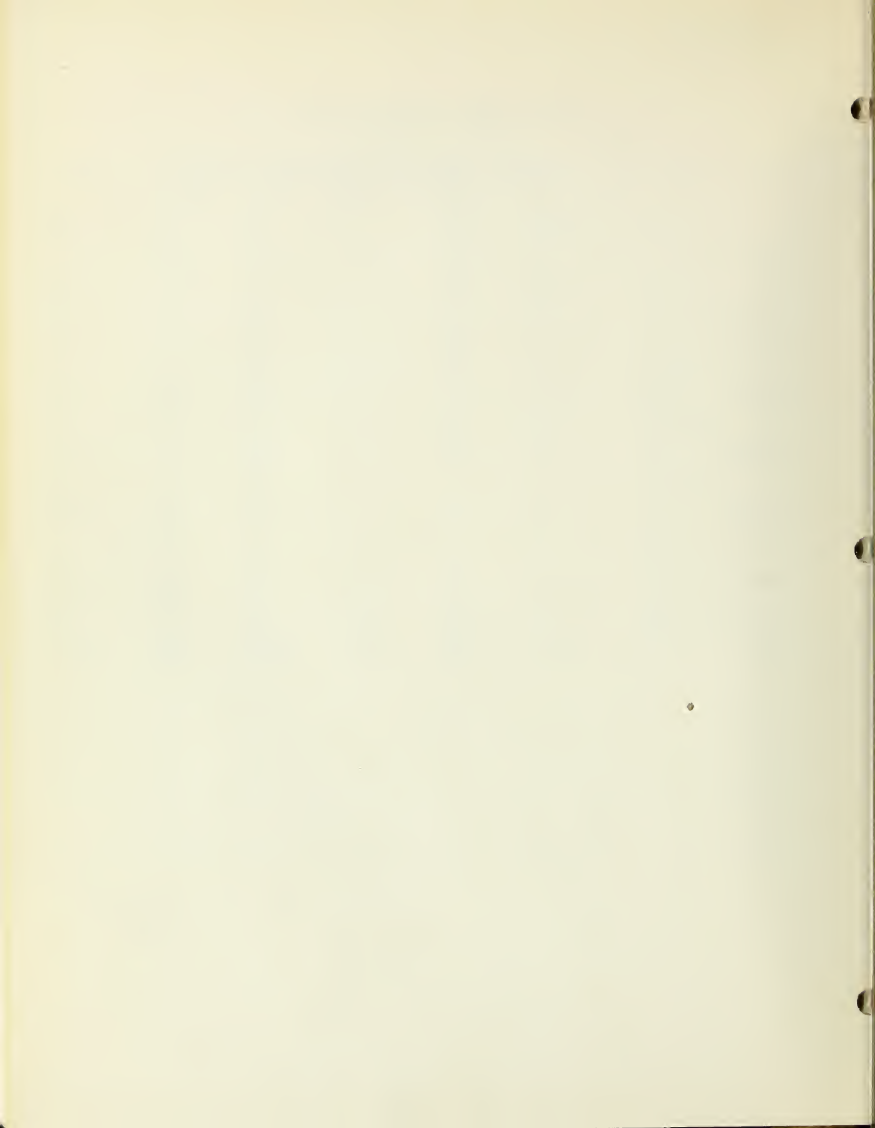
** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	5	0	5	0	0	10
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	5	0	10	0	0	15
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	5	0	5	0	0	10
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	5	0	0	5
TOTAL	5	0	10	0	0	15
GRAND TOTAL	10	0	20	0	0	30

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	20	5	0	0	0	25
	GT \$ 4	152	50	0	10	0	212
\$2-2999	LT \$ 4	5	0	0	0	0	5
	\$ 40- 6	0	5	0	0	0	5
	GT \$ 6	80	44	0	5	0	129
\$3-3999	LT \$ 6	25	20	0	5	0	50
	\$ 60- 8	55	5	0	5	0	65
	GT \$ 8	70	30	5	5	0	110
\$4-4999	LT \$ 8	145	30	0	15	0	190
	\$ 80-10	99	15	5	5	0	124
	GT \$10	25	15	0	0	0	40
\$5-5999	LT \$10	149	60	0	24	10	243
	\$100-12	30	20	0	5	0	55
	GT \$12	15	10	5	10	0	40
\$6-6999	LT \$12	84	95	5	21	0	205
	\$120-14	0	3	3	0	0	6
	GT \$14	10	2	2	5	0	19
\$7-7999	LT \$14	25	87	0	63	10	185
	GT \$14	0	3	0	2	0	5
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	20	55	5	45	5	130
\$9-9999	LT \$15	0	0	0	10	0	10
	GT \$15	20	95	5	0	15	135
GT10000	LT \$15	5	25	30	10	0	70
	GT \$15	45	224	20	50	10	349
TOTAL		1079	898	85	295	50	2407



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	128	222	70	40	0	460
2 PERS - NO CH	35	110	85	196	52	478
3+PERS - NO CH	5	15	15	0	31	66
2-4PERS - W/CH	21	30	37	20	21	129
5+ PERS - W/CH	0	5	0	5	6	16
TOTAL	189	382	207	261	110	1149
HEAD 35-59						
1 PERSON	329	620	220	147	45	1361
2 PERS - NO CH	124	175	252	453	373	1377
3+PERS - NO CH	0	20	20	56	98	194
2-4PERS - W/CH	46	85	88	142	127	488
5+ PERS - W/CH	0	0	25	26	36	87
TOTAL	499	900	605	824	679	3507
HEAD OVER 60						
1 PERSON	509	147	37	31	10	734
2 PERS - NO CH	259	242	186	221	211	1121
3+PERS - NO CH	31	39	55	63	103	291
2-4PERS - W/CH	0	6	11	0	17	34
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	799	434	291	315	341	2180
GRAND TOTAL	1487	1716	1103	1400	1130	6836
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	5	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	5	0	0	5
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	5	0	0	5



	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	5	0	0	0	0	5
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	5	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	5	5
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	5	0	0	0	5	10
TOTAL						
HEAD UNDER 35						
1 PERSON	128	222	70	40	0	460
2 PERS - NO CH	35	110	85	196	52	478
3+PERS - NO CH	5	15	15	0	31	66
2-4PERS - W/CH	26	30	37	20	21	134
5+ PERS - W/CH	0	5	0	5	6	16
TOTAL	194	382	207	261	110	1154
HEAD 35-59						
1 PERSON	329	620	220	147	45	1361
2 PERS - NO CH	124	175	257	453	373	1382
3+PERS - NO CH	0	20	20	56	98	194
2-4PERS - W/CH	46	85	86	142	132	493
5+ PERS - W/CH	0	0	25	26	36	87
TOTAL	499	900	610	824	684	3517
HEAD OVER 60						
1 PERSON	509	147	37	31	10	734
2 PERS - NO CH	259	242	188	221	211	1121
3+PERS - NO CH	31	39	55	63	103	291
2-4PERS - W/CH	0	6	11	0	17	34
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	799	434	291	315	341	2180
GRAND TOTAL	1492	1716	1108	1400	1135	6851

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

----- RENT -----						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	5	11	0	0	16
3-4 ROOMS	11	25	41	10	0	87
5+ ROOMS	5	21	38	86	72	222
TOTAL	16	51	90	96	72	325
2-4 UNITS						
1-2 ROOMS	20	55	5	15	5	100
3-4 ROOMS	15	65	128	140	20	368
5+ ROOMS	32	56	110	335	218	751
TOTAL	67	176	243	490	243	1219
5+ UNITS						
1-2 ROOMS	15	316	990	103	15	1439
3-4 ROOMS	93	64	829	1040	97	2143
5+ ROOMS	5	0	10	121	96	232
TOTAL	113	400	1829	1264	208	3814
TOTAL	196	627	2162	1850	523	5358
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	5	10	0	0	0	15
5+ ROOMS	0	0	0	5	0	5
TOTAL	5	10	0	5	0	20
2-4 UNITS						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	5	19	21	0	0	45
5+ ROOMS	0	0	0	0	0	0
TOTAL	5	25	21	0	0	51
5+ UNITS						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	0	0	11	0	0	11
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	16	0	0	16
TOTAL	10	35	37	5	0	87

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	4	0	0	0	4
TOTAL	0	4	0	0	0	4
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	5	0	0	0	5
TOTAL	0	5	0	0	0	5
5+ UNITS						
1-2 ROOMS	32	5	0	0	0	37
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	32	5	0	0	0	37
TOTAL	32	14	0	0	0	46
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	5	11	0	0	16
3-4 ROOMS	16	35	41	10	0	102
5+ ROOMS	5	25	36	91	72	231
TOTAL	21	65	90	101	72	349
2-4 UNITS						
1-2 ROOMS	20	61	5	15	5	106
3-4 ROOMS	20	84	149	140	20	413
5+ ROOMS	32	61	110	335	218	756
TOTAL	72	206	264	490	243	1275
5+ UNITS						
1-2 ROOMS	47	321	995	103	15	1481
3-4 ROOMS	93	84	840	1040	97	2154
5+ ROOMS	5	0	10	121	96	232
TOTAL	145	405	1845	1264	208	3667
TOTAL	238	676	2199	1855	523	5491

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

		-----VALUE-----					TOTAL
		\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	5	10	5	5	33	58
5+	ROOMS	5	20	43	94	578	740
	TOTAL	10	30	48	99	611	798
CONDITION 3							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	0	0	0	0	0	0
	TOTAL	0	0	0	0	0	0
CONDITION 4							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	0	0	0	0	0	0
5+	ROOMS	0	0	0	0	0	0
	TOTAL	0	0	0	0	0	0
TOTAL							
1-2	ROOMS	0	0	0	0	0	0
3-4	ROOMS	5	10	5	5	33	58
5+	ROOMS	5	20	43	94	578	740
	TOTAL	10	30	48	99	611	798
GRAND TOTAL		20	60	96	198	1222	1596

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	3476	1563	167	152	5358
CONDITION 3	71	16	0	0	87
CONDITION 4	46	0	0	0	46
ALL CONDITIONS	3593	1579	167	152	5491

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	3713	1516	33	0	5260
CONDITION 3	41	43	0	0	84
CONDITION 4	5	10	5	0	20
ALL CONDITIONS	3757	1569	38	0	5364

** = INDETERMINATE. 6+PEOPLE, 7+ROOMS.

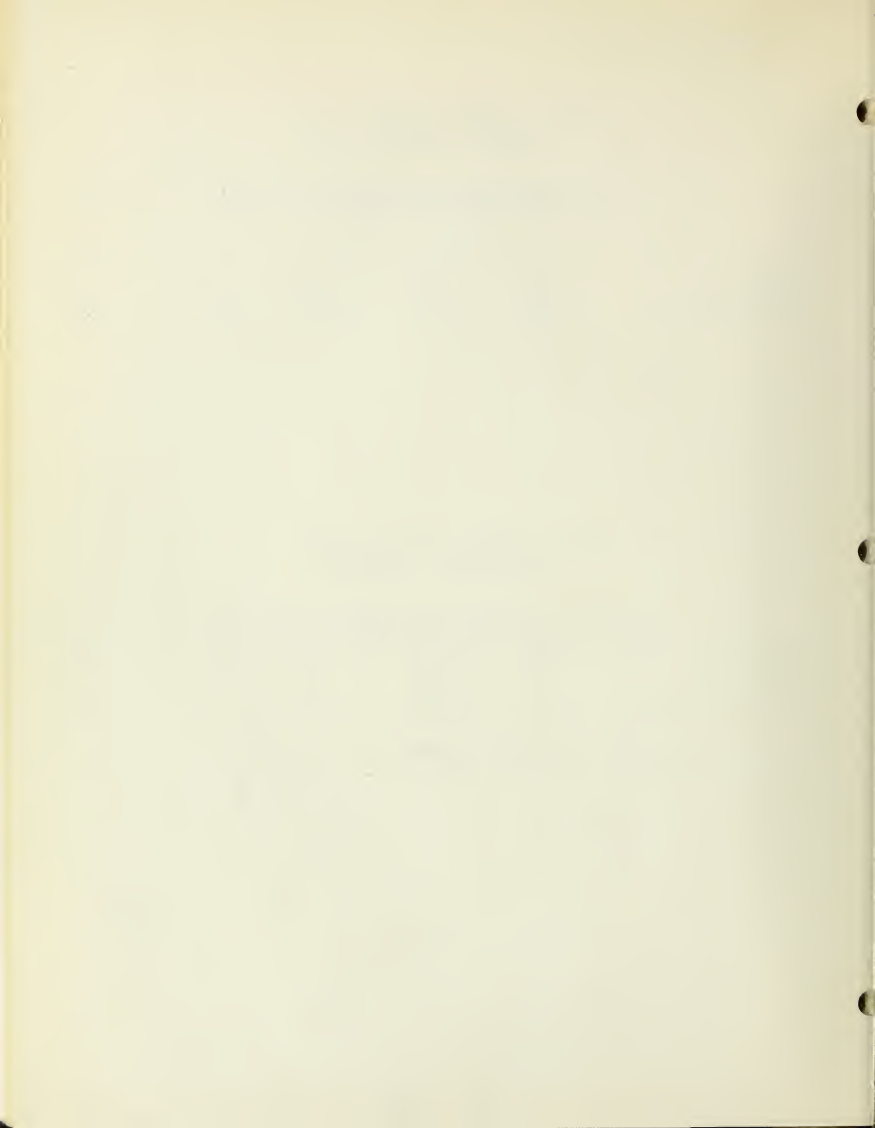


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	26	10	5	5	0	46
2 PERS - NO CH	10	5	6	6	0	27
3+PERS - NO CH	0	5	0	0	0	5
2-4PERS - W/CH	5	0	0	10	6	21
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	41	20	11	21	6	99
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	5	0	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	5	0	0	5
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	26	10	5	5	0	46
2 PERS - NO CH	10	5	11	6	0	32
3+PERS - NO CH	0	5	0	0	0	5
2-4PERS - W/CH	5	0	0	10	6	21
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	41	20	16	21	6	104
GRAND TOTAL	82	40	32	42	12	208

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE n TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	47	16	0	5	0	68
	GT \$ 4	334	96	5	26	0	461
\$2-2999	LT \$ 4	5	5	0	0	0	10
	\$ 40- 6	5	0	5	0	0	10
\$3-3999	GT \$ 6	167	65	5	15	0	252
	LT \$ 6	35	16	0	5	0	56
\$ 60- 8		116	21	0	5	0	142
	GT \$ 8	131	60	0	10	0	201
\$4-4999	LT \$ 8	249	40	0	5	0	294
	\$ 80-10	207	36	0	15	0	258
\$5-5999	GT \$10	70	139	10	21	5	245
	LT \$10	323	100	15	20	0	458
\$100-12		45	72	0	11	0	128
	GT \$12	36	56	10	5	0	107
\$6-6999	LT \$12	159	153	5	37	0	354
	\$120-14	10	7	0	3	0	20
\$7-7999	GT \$14	30	44	5	7	0	86
	LT \$14	94	167	22	56	0	344
\$8-8999	GT \$14	8	35	18	7	0	68
	LT \$15	5	15	0	0	0	20
\$9-9999	GT \$15	71	191	5	46	21	334
	LT \$15	10	5	10	15	0	40
GT10000	GT \$15	46	217	5	15	0	283
	LT \$15	15	192	46	21	5	279
TOTAL	GT \$15	110	574	80	82	0	846
		2328	2322	246	432	36	5364



SECTION 3

SOCIAL AND PHYSICAL PROBLEM PROFILES , BY CENSUS TRACT

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

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Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

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Components of the Social Problem Profiles

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1)	13.4	42.2	2.2
1b. Median Family Income, 1959 (1)	6,716	3,459	18,281
1c. Per Cent of Male Labor Force Unemployed, 1960 (1)	6.7	19.4	0
1d. Per Cent of Female Labor Force Unemployed, 1960 (1)	5.4	16.8	0.7
2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1)	49.0	91.69	19.9
2b. Median Years of Education, 1960 (1)	12.0	0.9	14.0
2c. Per Cent of Total Popula- tion that is Non-White, 1960 (1)	18.4	99.5	0.1
2d. Per Cent of Total Popula- tion that is Over 65 Years of Age, 1960 (1)	12.6	33.6	3.0
3a. Number of Old Age Assist- ance Recipients, 1962 per 1000 1960 Population (2)	16.0	79.0	1.0
3b. New Tuberculosis Cases, 1960, per 1000 1960 Popu- lation (3)	0.8	4.0	0
3c. Number of Infant Deaths per 1000 Births, 1963 (3)	25	91.0	0
4a. Criminal Offences Committed in 1960 per 1000 Popula- tion, 1960 (5)	68	280	40

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4)	55	165	3
4c. Suicides 1960 per 1000 Population, 1960 (5)	0.3	1.5	0
5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1)	54.7	75.9	26.8
5b. Per Cent of Total Housing Units that were Rented, 1960 (1)	61.0	99.59	2.64
5c. Per Cent of Total House- holds that were Primary Families, 1960 (1)	61.64	9.04	94.58
5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6)	-10.1	-71.30	+712.30

Components of the Physical Problem Profile

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Housing Units that were Dilapidated, 1960 (1)	1.71	58.93	0
1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1)	17.50	95.40	0.20

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1)	80.39	100	0.9
1d. Lot Size and Shape Penal- ty Score, 1956 (7)	4.75	8.50	0
1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1)	6.53	32.05	0.43
1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1)	12.45	93.12	0
1g. Per Cent of Total Housing Units that were Vacant, 1960 (1)	5.98	27.32	0
2a. Non-Conforming Use Penalty Score, 1964 (8)	.74	11.23	0
2b. Block Size and Shape Penal- ty Score, 1956 (7)	2.77	6.50	0
2c. Street Layout Penalty Score, 1956 (7)	2.26	5.0	0
2d. Traffic Penalty Score, 1964 (9)	0.34	2.83	0
2e. Facility Deficiencies Score - Protective Functions, 1965 (10)	1.68	3.50	0.80
2f. Facility Deficiencies Score - Recreation, Library, 1965 (10)	1.81	4.00	0.30
2g. Facility Deficiencies Score - Education, 1965 (10)	1.77	2.80	0.40
3a. Improvement Activity Level, 1962-1964 (11)	1.42	0	6.50
3b. Construction Activity Level, 1962-1964 (11)	2.83	0	32.09

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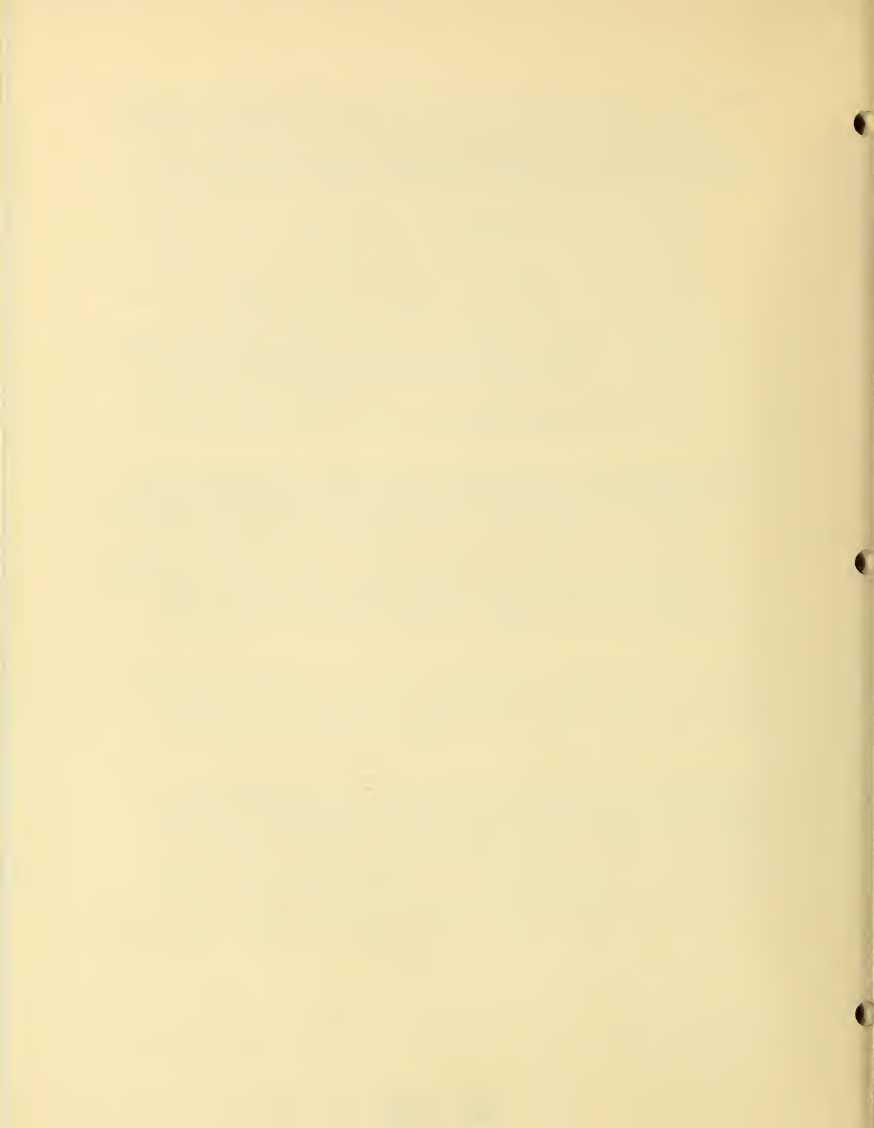
Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

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- (10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.
- (11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.

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SOCIAL PROBLEM PROFILE DATA
by Census Tract

Programming Area - 3

	B-1	B-2	B-3	B-4			
1a. % Families, Income Less Than \$3000/yr.	6.7	6.0	8.7	13.0			
1b. Median Family Income	8619	9305	8545	7358			
1c. % Male Labor Force, Unemployed	1.5	2.0	2.6	5.7			
1d. % Female Labor Force, Unemployed	1.9	4.5	1.1	2.2			
2a. % Persons Over 25, Less Than HS Education	35.7	35.26	31.8	41.5			
2b. Median Years Education	12.5	12.5	12.6	12.3			
2c. % Population, Non-White	3.2	0.6	2.1	1.9			
2d. % Population, Over 65	18.0	17.8	16.9	17.0			
3a. QAA Recipients/1000 Persons	5	5	9	12			
3b. New Tuberculosis Cases/1000 Persons	.2	.2	.6	0			
3c. Infant Mortality/1000 Births	21	79	0	23			
4a. Criminal Offences Committed/1000 Persons	64	64	64	64			
4b. Juvenile Court Cases/1000, 8-18 yrs.	9	3	34	24			
4c. Suicides/1000 Persons	.4	.5	.2	.2			
4d. AFDC Recipients/100 Families	0	0	.22	.22			
5a. % 1960 Population, Moved Since 1955	52.7	52.4	49.3	54.6			
5b. % Housing Units, Rented	78.81	77.00	73.58	83.71			
5c. % Households, Primary Families	53.66	56.30	57.83	53.63			
5d. % Change, Number of Families, 1950 - 1960	-28.31	-21.58	-23.89	-13.61			

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PHYSICAL PROBLEM PROFILE DATA
by Census Tract

Programming Area 3

	B-1	B-2	B-3	B-4		
la. % Housing Units, Dilapidated	0	.04	.54	.03		
lb. % Housing Units, Substandard	.20	.30	7.60	1.70		
lc. % Housing Units, 20 Yrs. Old or More	94.5	94.4	94.4	90.1		
ld. Lot Size and Shape Penalty	8.5	8.5	3	6		
le. % Housing Units, 1.01 Persons/Room or More	.85	.50	1.32	1.72		
lf. % Housing Units, Shared or No Bath	0	0	.86	1.38		
lg. % Housing Units, Vacant	2.00	.93	3.42	3.05		
2a. Non-Conforming Use Penalty	.07	.31	.37	.70		
2b. Block Size and Shape Penalty	0	0	.2	2		
2c. Street Layout Penalty	0	0	5	0		
2d. Traffic Penalty	.16	1.04	.14	.18		
2e. Facility Deficiencies-Protective Functions	2.0	2.0	2.0	2.0		
2f. Facility Deficiencies-Recreation, Library	.6	.6	.6	.3		
2g. Facility Deficiencies - Education	1.5	1.3	1.5	1.5		
3a. Improvement Activity Level	1.84	2.52	.74	.88		
3b. Construction Activity Level	0	.76	.91	2.70		

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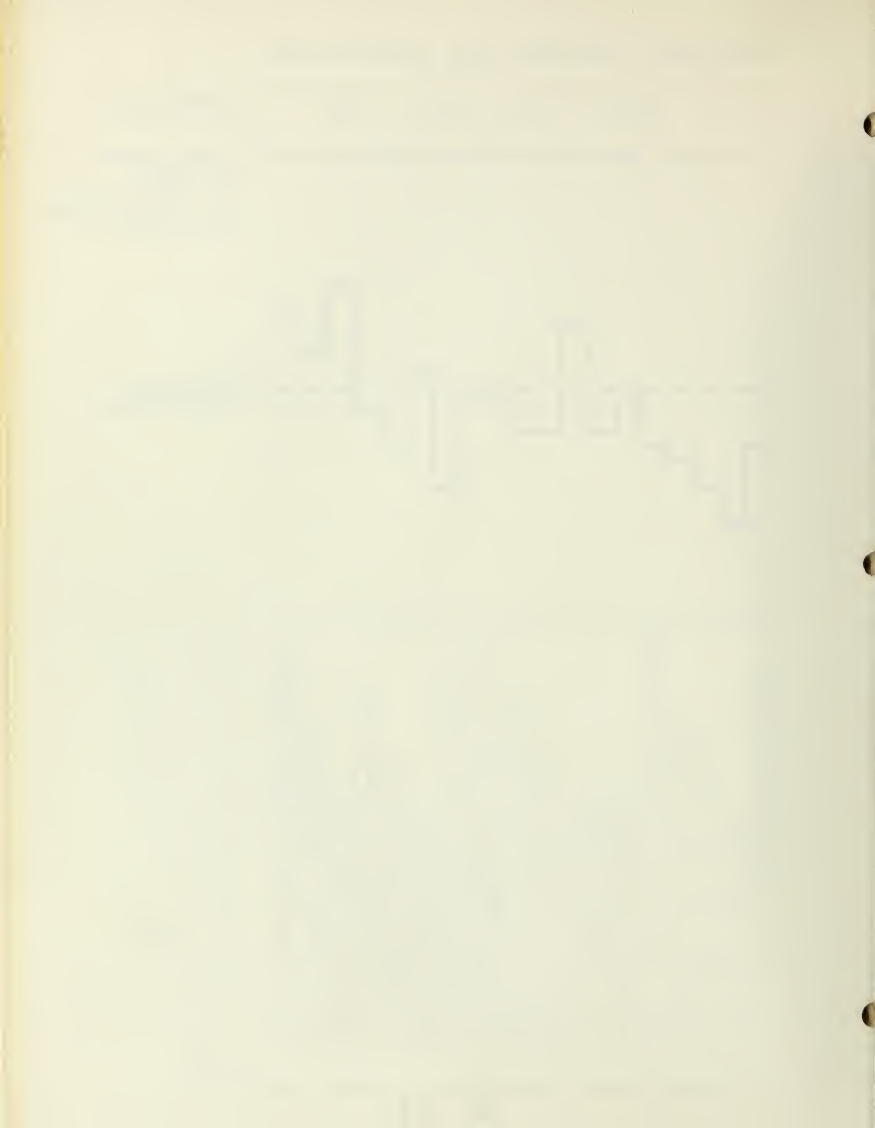
SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

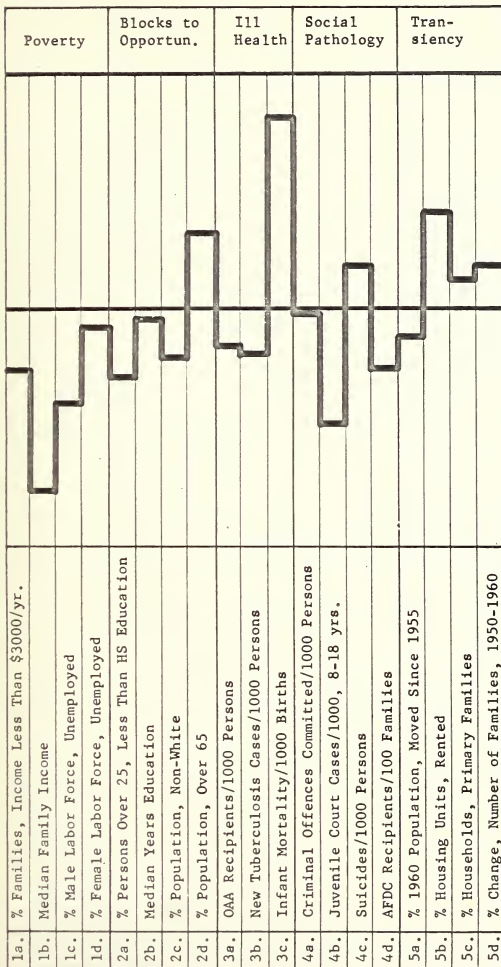
CENSUS TRACT B-1

HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE



CENSUS TRACT B-2

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



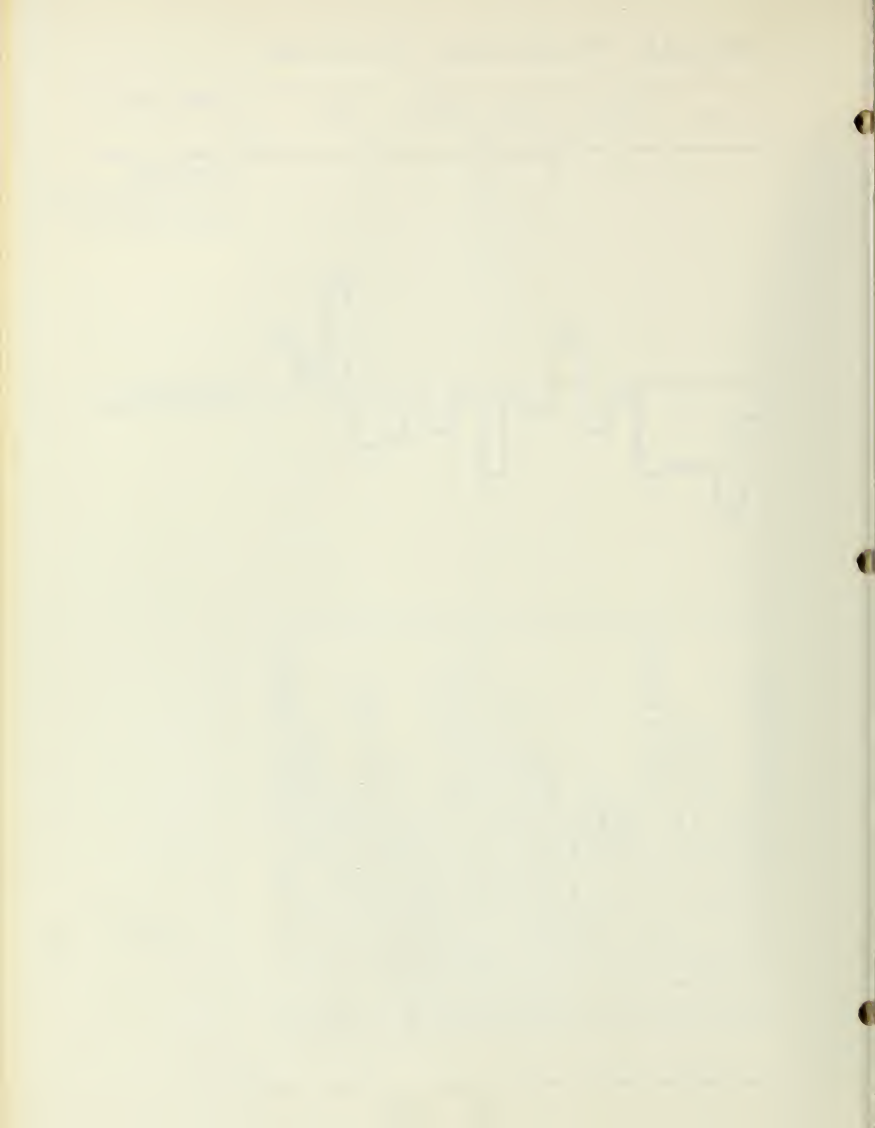
SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Trans- iency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT B-3

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest % Fam.
less than \$3000, Lowest
Median Income, etc.

← SAN FRANCISCO
SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

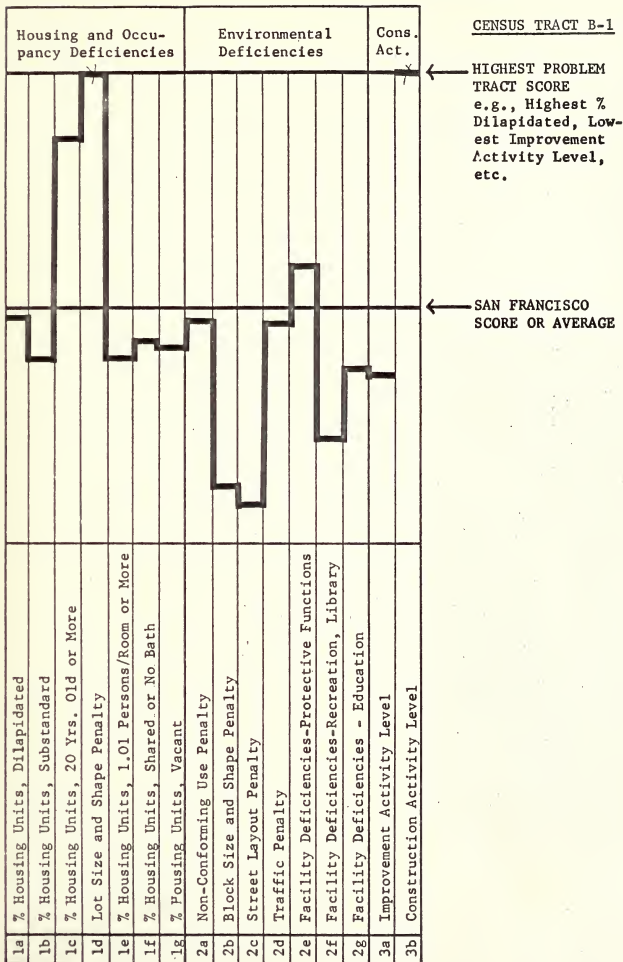
	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

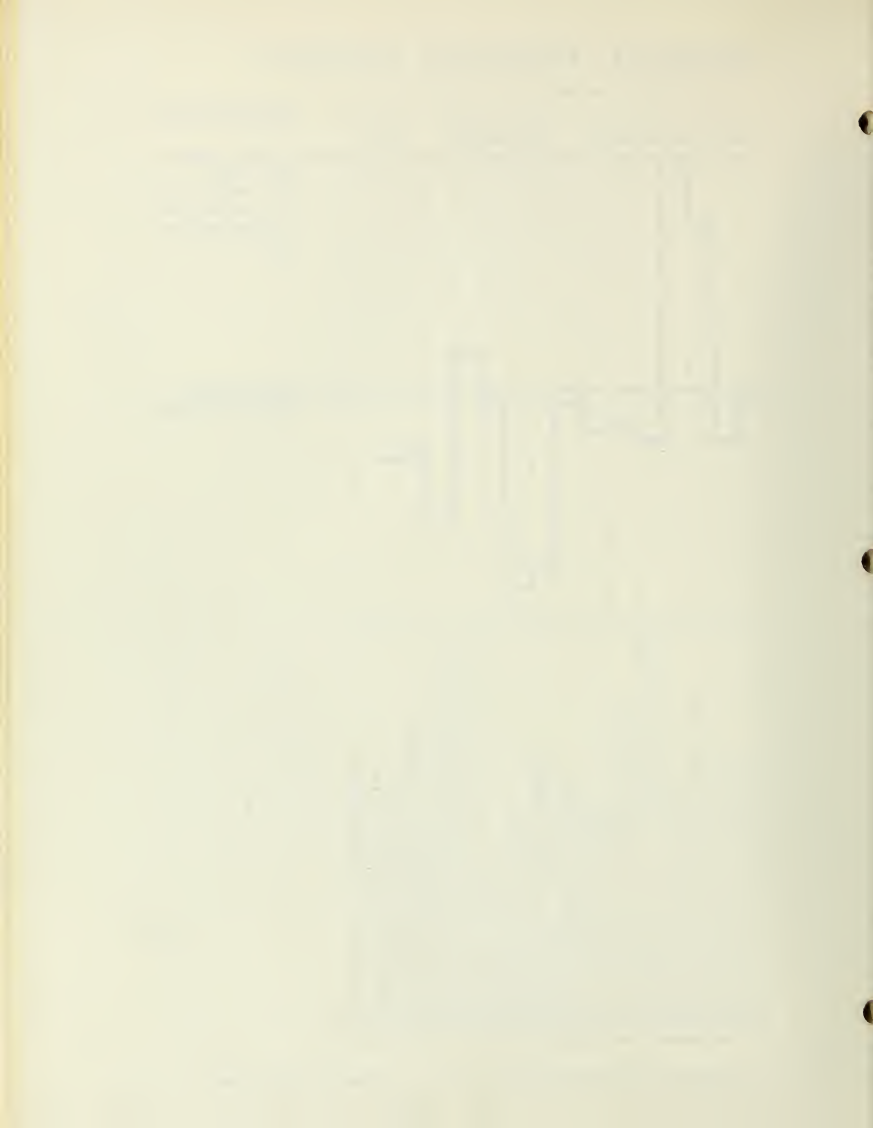
CENSUS TRACT B-4

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

PHYSICAL PROBLEM PROFILE





PHYSICAL PROBLEM PROFILE

	Housing and Occu- pancy Deficiencies	Environmental Deficiencies	Cons. Act.
1a	% Housing Units, Dilapidated		
1b	% Housing Units, Substandard		
1c	% Housing Units, 20 Yrs. Old or More		
1d	Lot Size and Shape Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		
1f	% Housing Units, Shared or No Bath		
1g	% Posing Units, Vacant		
2a	Non-Conforming Use Penalty		
2b	Block Size and Shape Penalty		
2c	Street Layout Penalty		
2d	Traffic Penalty		
2e	Facility Deficiencies-Protective Functions		
2f	Facility Deficiencies-Recreation, Library		
2g	Facility Deficiencies - Education		
3a	Improvement Activity Level		
3b	Construction Activity Level		

CENSUS TRACT B-2

HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

SAN FRANCISCO
SCORE OR AVERAGE



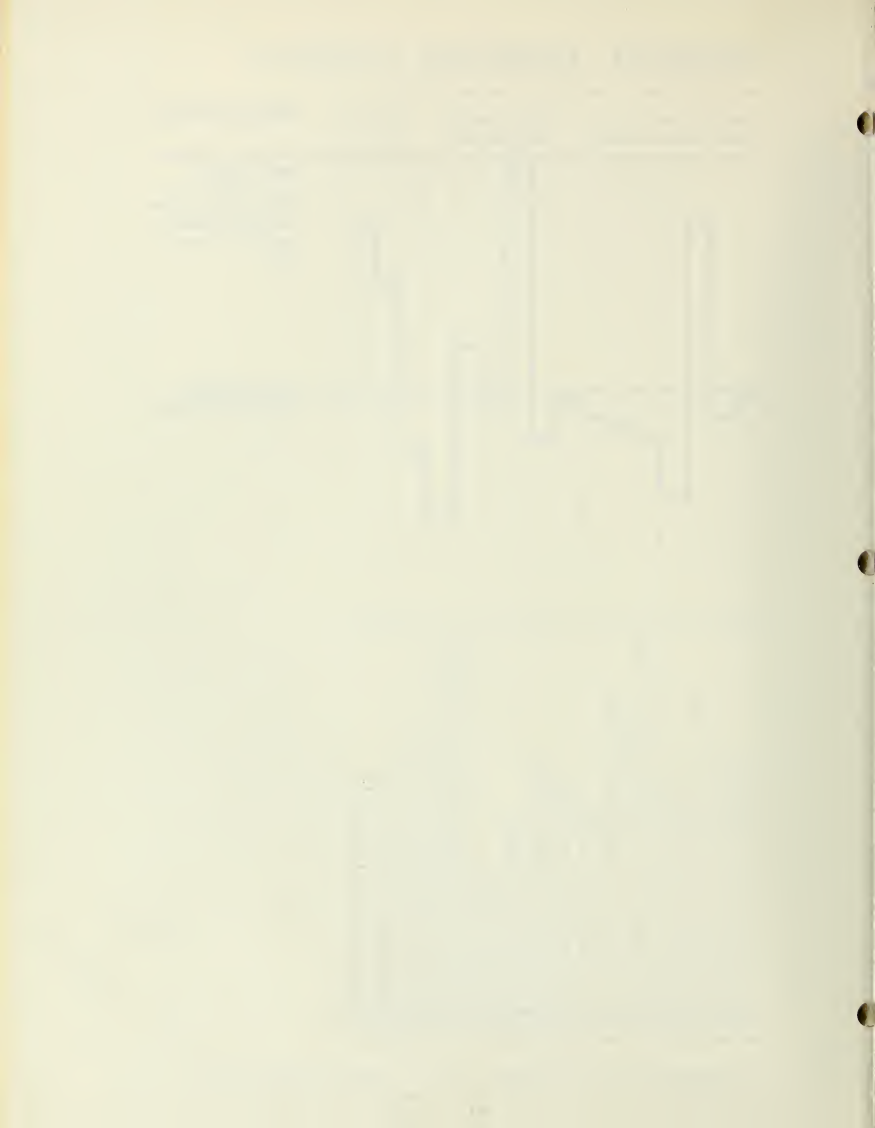
PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies			Environmental Deficiencies			Cons. Act.
1a	% Housing Units, Dilapidated		2a	Non-Conforming Use Penalty		
1b	% Housing Units, Substandard		2b	Block Size and Shape Penalty		
1c	% Housing Units, 20 Yrs. Old or More		2c	Street Layout Penalty		
1d	Lot Size and Shape Penalty		2d	Traffic Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		2e	Facility Deficiencies-Protective Functions		
1f	% Housing Units, Shared or No Bath		2f	Facility Deficiencies-Recreation, Library		
1g	% Housing Units, Vacant		2g	Facility Deficiencies - Education		
2a	Non-Conforming Use Penalty		3a	Improvement Activity Level		
2b	Block Size and Shape Penalty		3b	Construction Activity Level		
2c	Street Layout Penalty					
2d	Traffic Penalty					
2e	Facility Deficiencies-Protective Functions					
2f	Facility Deficiencies-Recreation, Library					
2g	Facility Deficiencies - Education					
3a	Improvement Activity Level					
3b	Construction Activity Level					

CENSUS TRACT B-3

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

← SAN FRANCISCO
SCORE OR AVERAGE



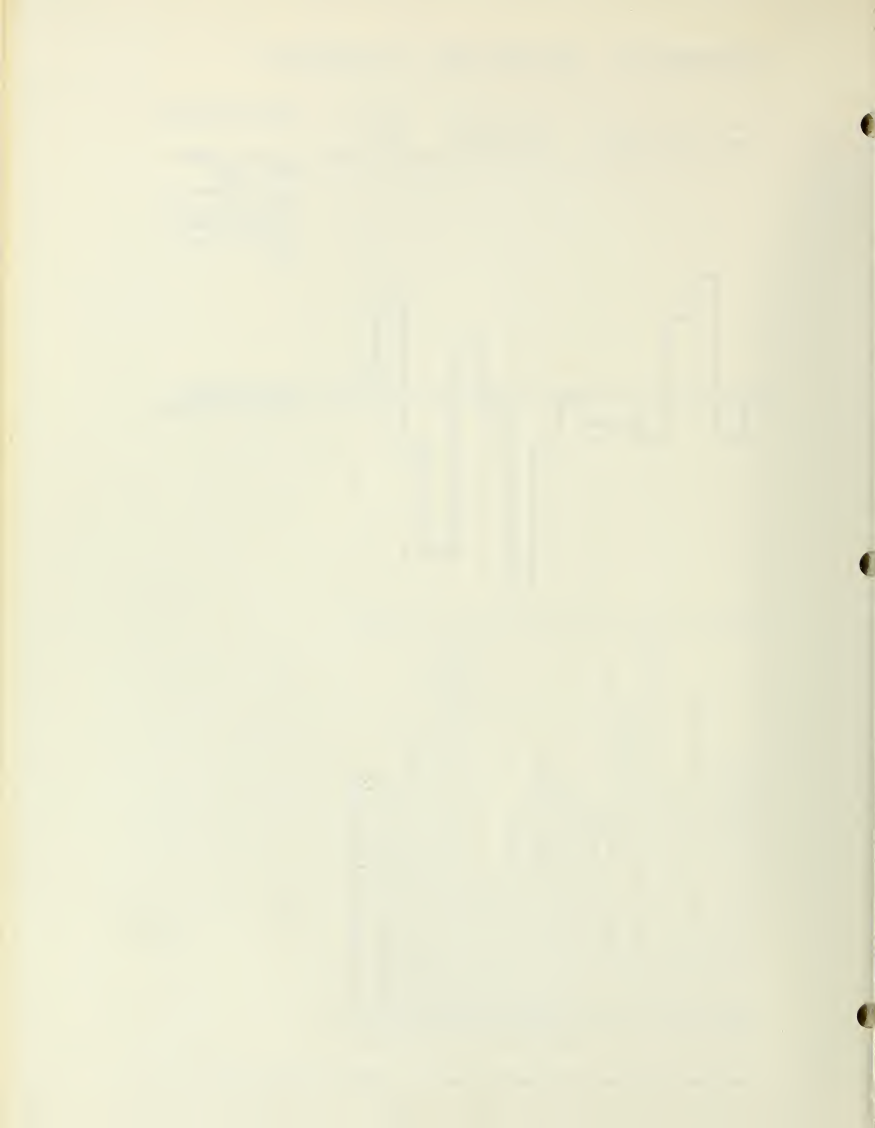
PHYSICAL PROBLEM PROFILE

Housing and Occu- pancy Deficiencies		Environmental Deficiencies	Cons. Act.
1a	% Housing Units, Dilapidated		
1b	% Housing Units, Substandard		
1c	% Housing Units, 20 Yrs. Old or More		
1d	Lot Size and Shape Penalty		
1e	% Housing Units, 1.01 Persons/Room or More		
1f	% Housing Units, Shared or No Bath		
1g	% Posing Units, Vacant		
2a	Non-Conforming Use Penalty		
2b	Block Size and Shape Penalty		
2c	Street Layout Penalty		
2d	Traffic Penalty		
2e	Facility Deficiencies-Protective Functions		
2f	Facility Deficiencies-Recreation, Library		
2g	Facility Deficiencies - Education		
3a	Improvement Activity Level		
3b	Construction Activity Level		

CENSUS TRACT B-4

HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

SAN FRANCISCO
SCORE OR AVERAGE



SECTION 4

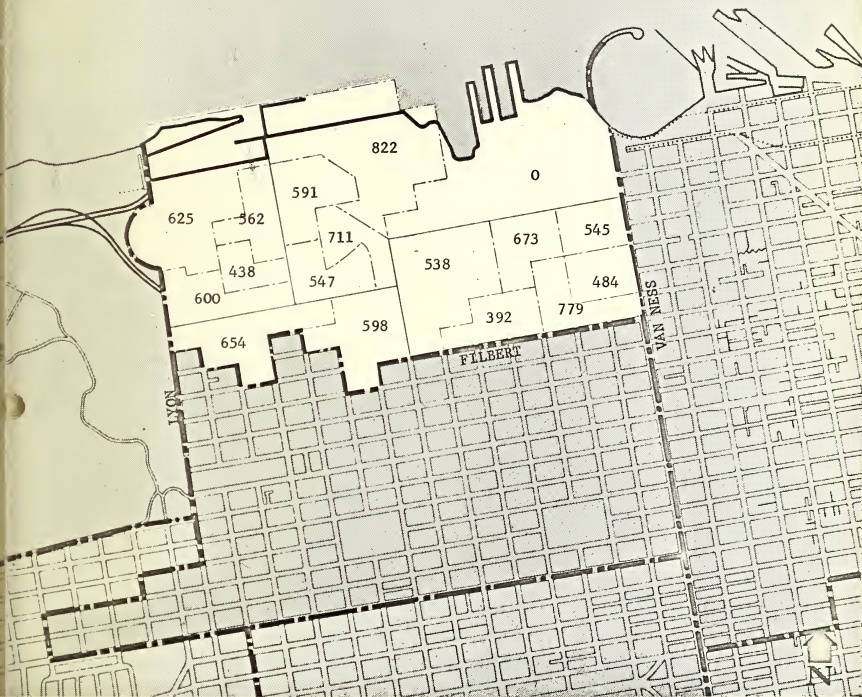
POPULATION AND HOUSING CHARACTERISTICS MAPS, 1960, BY ENUMERATION DISTRICT

The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

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level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

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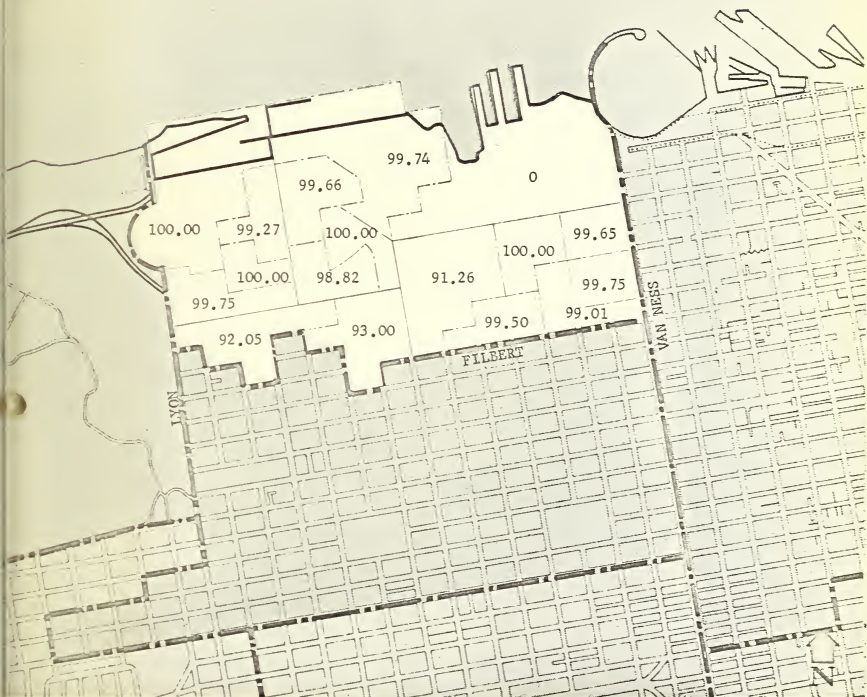


NUMBER OF HOUSING UNITS

Programming Area 3

Source: 1960 U.S. Census





PER CENT OF HOUSING UNITS,
SOUND WITH ALL PLUMBING

Programming Area 3

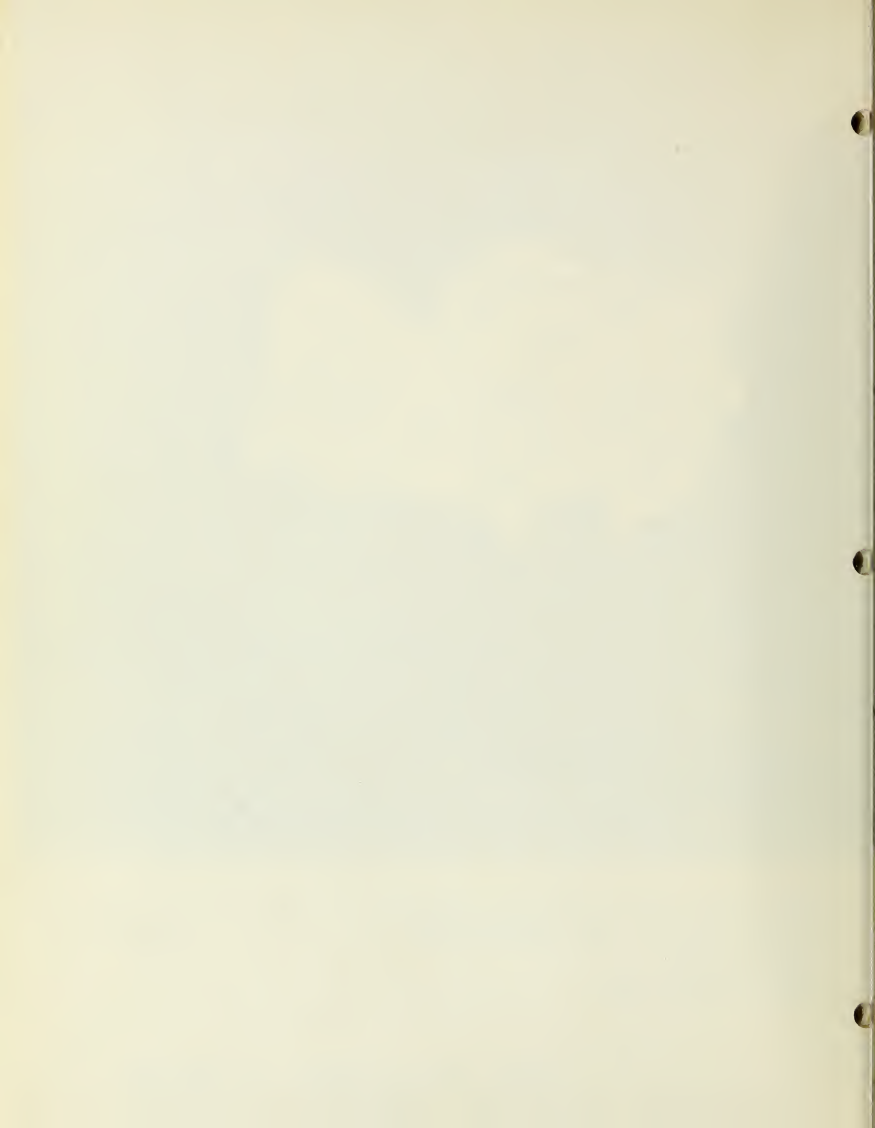
Source: 1960 U.S. Census

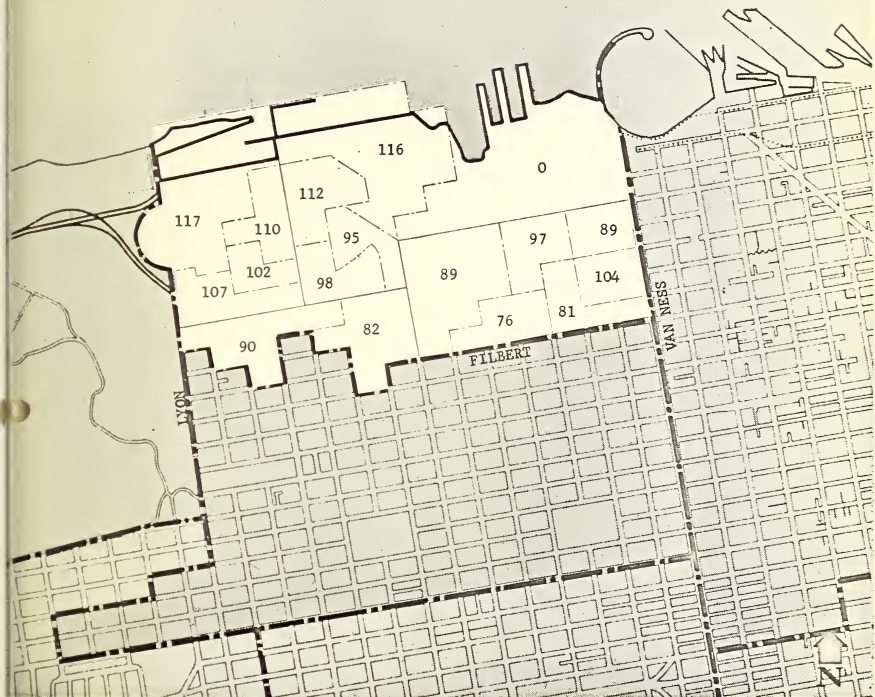
SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

3

82

CRP





AVERAGE RENT OF RENTAL HOUSING UNITS

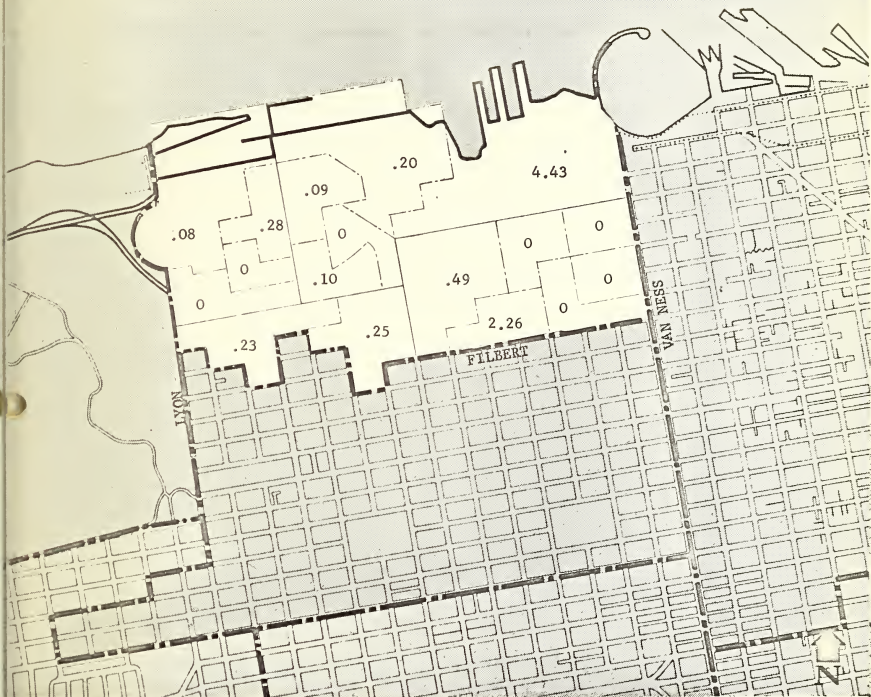
Programming Area 3

Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP





NEGROES AS A PER CENT OF POPULATION

Programming Area 3

Source: 1960 U.S. Census

SECTION 5

POPULATION AND HOUSING TRENDS, 1950-1960, BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

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net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

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PROGRAMMING AREA 3

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	24854	21645	-3209	-12.9	18850
HOUSEHOLDS	10422	10790	368	3.5	11170
2. FAMILY COMP.					
FAMILIES	7800	5945	-1855	-23.7	4531
UNREL. INDIV.	4100	5831	1731	42.2	8292
3. RACE					
WHITE	24573	21337	-3236	-13.1	18527
NEGRO	128	75	-53	-41.4	43
OTHER	153	233	80	52.2	354
4. AGE					
UNDER 21 YRS	4099	3011	-1088	-26.5	2211
65 YRS AND OVER	2525	3760	1235	48.9	5599
21-64 YRS	16750	14966	-1784	-10.6	13372
5. INCOME + EDUC.					
MEDIAN INCOME	NOT AVAILABLE				
MED. SCHOOL YRS.	NOT AVAILABLE				
LESS THAN HS EDUC.	7190	6240	-950	-13.2	5415
6. EMPLOYMENT STATUS					
LABOR FORCE	13400	12747	-653	-4.8	12125
P.C. UNEMPLOYED	NOT AVAILABLE				
P.C. WOMEN IN L.F.	NOT AVAILABLE				
7. OCCUPATION					
PROFESSION. + MGR.	4367	4047	-320	-7.3	3750
CLERICAL + SALES	5051	5288	237	4.6	5536
OTHER	2995	2836	-159	-5.3	2685

HOUSING

1. NUMBER					
HOUSING UNITS	10595	11061	466	4.3	11547
2. TENURE					
OWNER OCCUPIED	2268	2287	19	.8	2306
RENTER OCCUPIED	8142	8503	361	4.4	8880
VACANT	194	271	77	39.6	378
3. CONDITION					
DILAP. OR LACK PLBG.	153	114	-39	-25.4	84
4. OCCUPANCY					
MED. PERSONS/UNIT	79	71	-8	-10.1	63
UNITS OVERCROWDED	340	124	-216	-63.5	45
5. STRUCTURE TYPE					
SINGLE FAMILY	1317	1759	442	33.5	2349
2-4 UNITS	3535	3175	-360	-10.1	2851
5 OR MORE UNITS	5743	6127	384	6.6	6536
6. RENT-VALUE					
MEDIAN RENT	NOT AVAILABLE				
MEDIAN VALUE	NOT AVAILABLE				

CENSUS TRACT B 1

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	6757	5632	-1125	-16.6	4694
HOUSEHOLDS	2898	2935	37	1.2	2972
2. FAMILY COMP.					
FAMILIES	2275	1575	-700	-30.7	1090
UNREL. INDIV.	1195	1572	377	31.5	2067
3. RACE					
WHITE	6714	5590	-1124	-16.7	4654
NEGRO	17	29	12	70.5	49
OTHER	26	13	-13	-50.0	6
4. AGE					
UNDER 21 YRS	1019	620	-399	-39.1	377
65 YRS AND OVER	598	1012	414	69.2	1712
21-64 YRS	3660	4000	340	9.2	4371
5. INCOME + EDUC.					
MEDIAN INCOME	4644	5829	1185	25.5	7316
MED. SCHOOL YRS.	125	125	0	0.0	125
LESS THAN HS EDUC.	1675	1653	-22	-1.3	1631
6. EMPLOYMENT STATUS					
LABOR FORCE	3918	3420	-498	-12.7	2985
P.C. UNEMPLOYED	327	164	-163	-49.8	82
P.C. WOMEN IN L.F.	40	51	11	27.5	65
7. OCCUPATION					
PROFESSION. + MGR.	1319	1167	-152	-11.5	1032
CLERICAL + SALES	1502	1358	-144	-9.5	1227
OTHER	588	684	96	16.3	795
HOUSING					
1. NUMBER					
HOUSING UNITS	2932	2995	63	2.1	3059
2. TENURE					
OWNER OCCUPIED	636	622	-14	-2.2	608
RENTER OCCUPIED	2265	2313	48	2.1	2362
VACANT	32	60	28	87.5	112
3. CONDITION					
DILAP. OR LACK PLBG.	9	0	-9	-100.0	0
4. OCCUPANCY					
MED. PERSONS/UNIT	20	17	-3	-15.0	14
UNITS OVERCROWDED	53	25	-28	-52.8	11
5. STRUCTURE TYPE					
SINGLE FAMILY	348	429	81	23.2	528
2-4 UNITS	796	734	-62	-7.7	676
5 OR MORE UNITS	1788	1832	44	2.4	1877
6. RENT-VALUE					
MEDIAN RENT	6.0	1.08	48	80.0	194
MEDIAN VALUE	0	0	0	0.0	0

CENSUS TRACT B 2

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
--	---------------	---------------	---------------	--------------------	------------------------

POPULATION

1. NUMBER					
POPULATION	4860	4325	-535	-11.0	3848
HOUSEHOLDS	2128	2204	76	3.5	2282
2. FAMILY COMP.					
FAMILIES	1580	1241	-339	-21.4	974
UNREL. INDIV.	845	1128	283	33.4	1505
3. RACE					
WHITE	4824	4298	-526	-10.9	3829
NEGRO	24	4	-20	-83.3	0
OTHER	12	23	11	91.6	44
4. AGE					
UNDER 21 YRS	729	567	-162	-22.2	440
65 YRS AND OVER	457	769	312	68.2	1294
21-64 YRS	3674	2989	-685	-18.6	2431
5. INCOME + EDUC.					
MEDIAN INCOME	4213	5960	1747	41.4	8431
MED. SCHOOL YRS.	124	125	1	.8	126
LESS THAN HS EDUC.	1380	1224	-156	-11.3	1085
6. EMPLOYMENT STATUS					
LABOR FORCE	2577	2470	-107	-4.1	2367
P.C. UNEMPLOYED	283	312	29	10.2	343
P.C. WOMEN IN L.F.	41	49	8	19.5	58
7. OCCUPATION					
PROFESSION. + MGR.	974	856	-118	-12.1	752
CLERICAL + SALES	1080	1077	-3	-.2	1074
OTHER	425	420	-5	-1.1	415

HOUSING

1. NUMBER					
HOUSING UNITS	2149	2225	76	3.5	2303
2. TENURE					
OWNER OCCUPIED	501	507	6	1.1	513
RENTER OCCUPIED	1617	1697	80	4.9	1780
VACANT	31	21	-10	-32.2	14
3. CONDITION					
DILAP. OR LACK PLBG.	6	2	-4	-66.6	0
4. OCCUPANCY					
MED. PERSONS/UNIT	16	18	2	12.5	20
UNITS OVERCROWDED	59	11	-48	-81.3	2
5. STRUCTURE TYPE					
SINGLE FAMILY	294	411	117	39.7	574
2-4 UNITS	543	461	-82	-15.1	391
5 OR MORE UNITS	1312	1353	41	3.1	1395
6. RENT-VALUE					
MEDIAN RENT	59	99	40	67.8	166
MEDIAN VALUE	0	0	0	0.0	0

CENSUS TRACT B 3

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	5831	5117	-714	-12.2	4490
HOUSEHOLDS	2246	2343	97	4.3	2444
2. FAMILY COMP.					
FAMILIES	1800	1355	-445	-24.7	1020
UNREL. INDIV.	875	1416	541	61.8	2291
3. RACE					
WHITE	5748	5009	-739	-12.8	4365
NEGRO	28	15	-13	-46.4	8
OTHER	55	93	38	69.0	157
4. AGE					
UNDER 21 YRS	1068	832	-236	-22.0	648
65 YRS AND OVER	717	861	144	20.0	1033
21-64 YRS	4046	3516	-530	-13.0	3055
5. INCOME + EDUC.					
MEDIAN INCOME	3613	5513	1900	52.5	8412
MED. SCHOOL YRS.	123	126	3	2.4	129
LESS THAN HS EDUC.	1730	1238	-492	-28.4	885
6. EMPLOYMENT STATUS					
LABOR FORCE	2910	2955	45	1.5	3000
P.C. UNEMPLOYED	412	183	-229	-55.5	81
P.C. WOMEN IN L.F.	39	49	10	25.6	61
7. OCCUPATION					
PROFESSION. + MGR.	965	1013	48	4.9	1063
CLERICAL + SALES	962	1110	148	15.3	1280
OTHER	830	754	-76	-9.1	684
HOUSING					
1. NUMBER					
HOUSING UNITS	2274	2429	155	6.8	2594
2. TENURE					
OWNER OCCUPIED	588	619	31	5.2	651
RENTER OCCUPIED	1646	1724	78	4.7	1805
VACANT	42	86	44	104.7	176
3. CONDITION					
DILAP. OR LACK PLBG.	36	68	32	88.8	128
4. OCCUPANCY					
MED. PERSONS/UNIT	22	19	-3	-13.6	16
UNITS OVERCROWDED	77	31	-46	-59.7	12
5. STRUCTURE TYPE					
SINGLE FAMILY	358	564	206	57.5	888
2-4 UNITS	1046	841	-205	-19.5	676
5 OR MORE UNITS	870	1024	154	17.7	1205
6. RENT-VALUE					
MEDIAN RENT	51	95	44	86.3	177
MEDIAN VALUE	0	0	0	0.0	0

CENSUS TRACT B 4

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	7406	6571	-835	-11.2	5830
HOUSEHOLDS	3150	3308	158	5.0	3473
2. FAMILY COMP.					
FAMILIES	2145	1774	-371	-17.2	1467
UNREL. INDIV.	1185	1715	530	44.7	2482
3. RACE					
WHITE	7287	6440	-847	-11.6	5691
NEGRO	59	27	-32	-54.2	12
OTHER	60	104	44	73.3	180
4. AGE					
UNDER 21 YRS	1283	992	-291	-22.6	767
65 YRS AND OVER	753	1118	365	48.4	1659
21-64 YRS	5370	4461	-909	-16.9	3705
5. INCOME + EDUC.					
MEDIAN INCOME	3764	5366	1602	42.5	7649
MED. SCHOOL YRS.	122	123	1	.8	124
LESS THAN HS EDUC.	2405	2125	-280	-11.6	1877
6. EMPLOYMENT STATUS					
LABOR FORCE	3995	3902	-93	-2.3	3811
P.C. UNEMPLOYED	486	387	-99	-20.3	308
P.C. WOMEN IN L.F.	41	51	10	24.3	63
7. OCCUPATION					
PROFESSION. + MGR.	1109	1011	-98	-8.8	921
CLERICAL + SALES	1507	1743	236	15.6	2015
OTHER	1152	978	-174	-15.1	830
HOUSING					
1. NUMBER					
HOUSING UNITS	3240	3412	172	5.3	3593
2. TENURE					
OWNER OCCUPIED	543	539	-4	-.7	535
RENTER OCCUPIED	2614	2769	155	5.9	2933
VACANT	89	104	15	16.8	121
3. CONDITION					
DILAP. OR LACK PLBG.	102	44	-58	-56.8	18
4. OCCUPANCY					
MED. PERSONS/UNIT	21	17	-4	-19.0	13
UNITS OVERCROWDED	151	57	-94	-62.2	21
5. STRUCTURE TYPE					
SINGLE FAMILY	317	355	38	11.9	397
2-4 UNITS	1150	1139	-11	-.9	1128
5 OR MORE UNITS	1773	1918	145	8.1	2074
6. RENT-VALUE					
MEDIAN RENT	48	88	40	83.3	161
MEDIAN VALUE	0	0	0	0.0	0

SECTION 6

IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS , BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

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second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.

b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.

c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).

b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.

2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.

3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

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4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

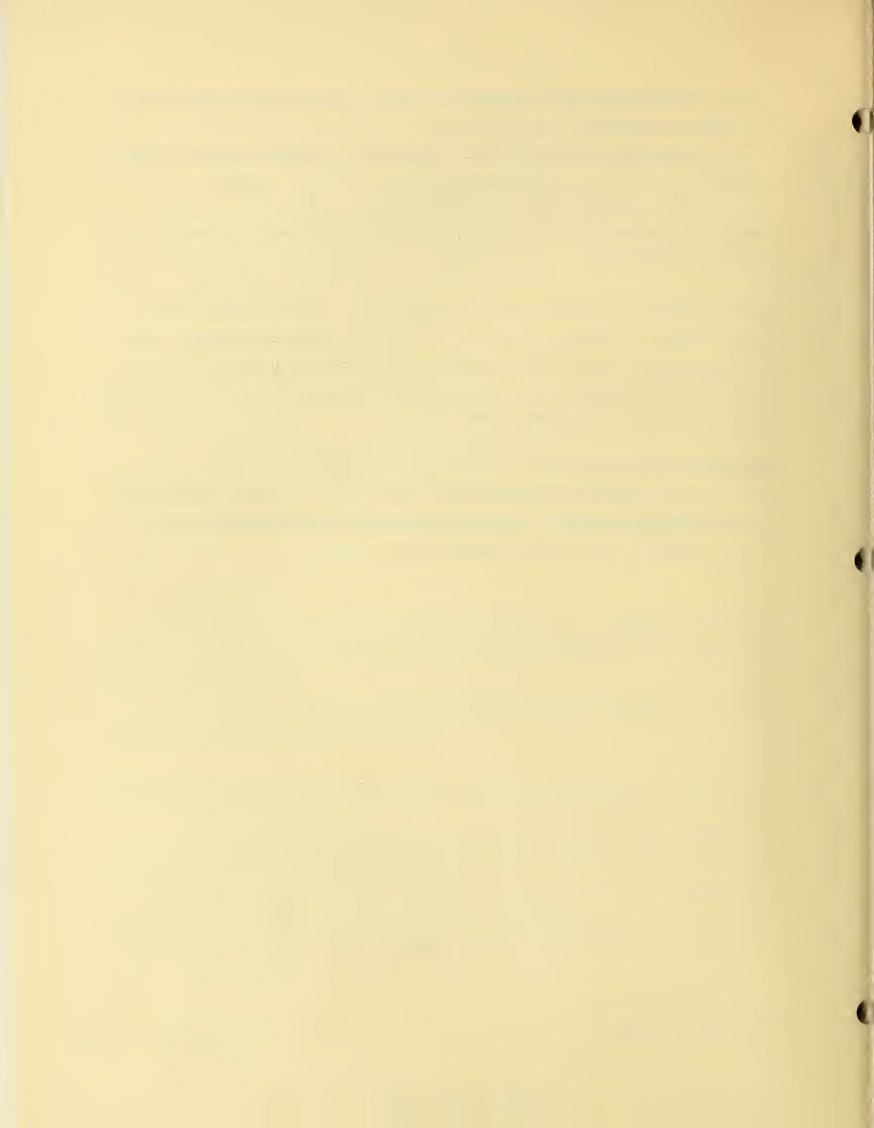
5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

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PROGRAMMING AREA 3

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED						
(IN THOUSANDS)	22.0	47.0	6.0	.4	74.6	75.1
HOUSING UNITS						
AFFECTED	132	18	9	24	135	159
AVE. \$ PER						
UNITS AFFECTED	167.	2614.	666.	18.	553.	472.
PER CENT OF						
UNITS AFFECTED	83.0	11.3	5.6	15.0	84.9	100.0
\$/100 1960						
HOUSING UNITS	199.	425.	54.	4.	675.	679.
UNITS AFFECTED/						
100 1960 UNITS	1.193	.162	.081	.216	1.220	1.437

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT B 1

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED						
(IN THOUSANDS)	4.8	6.3	0.0	0.0	11.2	11.2
HOUSING UNITS						
AFFECTED	50	5	0	0	55	55
AVE. \$ PER						
UNITS AFFECTED	96.	1274.	0.	0.	203.	203.
PER CENT OF						
UNITS AFFECTED	90.9	9.0	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	161.	212.	0.	0.	374.	374.
UNITS AFFECTED/						
100 1960 UNITS	1.669	.166	0.000	0.000	1.836	1.836

CENSUS TRACT B 2

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED						
(IN THOUSANDS)	7.8	15.2	0.0	.4	22.6	23.1
HOUSING UNITS						
AFFECTED	47	9	0	24	32	56
AVE. \$ PER						
UNITS AFFECTED	167.	1692.	0.	18.	707.	412.
PER CENT OF						
UNITS AFFECTED	83.9	16.0	0.0	42.8	57.1	100.0
\$/100 1960						
HOUSING UNITS	353.	684.	0.	20.	1018.	1038.
UNITS AFFECTED/						
100 1960 UNITS	2.112	.404	0.000	1.078	1.438	2.516

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT B 3

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED						
(IN THOUSANDS)	6.7	19.0	0.0	0.0	25.7	25.7
HOUSING UNITS						
AFFECTED	16	2	0	0	18	18
AVE. \$ PER						
UNITS AFFECTED	419.	9500.	0.	0.	1428.	1428.
PER CENT OF						
UNITS AFFECTED	88.8	11.1	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	275.	782.	0.	0.	1058.	1058.
UNITS AFFECTED/						
100 1960 UNITS	.658	.082	0.000	0.000	.741	.741

CENSUS TRACT B 4

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED						
(IN THOUSANDS)	2.6	6.4	6.0	0.0	15.0	15.0
HOUSING UNITS						
AFFECTED	19	2	9	0	30	30
AVE. \$ PER						
UNITS AFFECTED	139.	3225.	666.	0.	503.	503.
PER CENT OF						
UNITS AFFECTED	63.3	6.6	30.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	77.	189.	175.	0.	442.	442.
UNITS AFFECTED/						
100 1960 UNITS	.556	.058	.263	0.000	.879	.879

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	244.0	996.0	1240.0
UNITS CONSTRUCTED	0.	14.	117.	131.
AVE. \$/UNIT	0.	17428.	8512.	9465.
PCT. OF UNITS	0.0	10.6	89.3	100.0
\$/100 1960 UNITS	0.	3025.	12348.	15373.
UNITS/100 1960 UNITS	0.000	.173	1.450	1.624

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT B 2

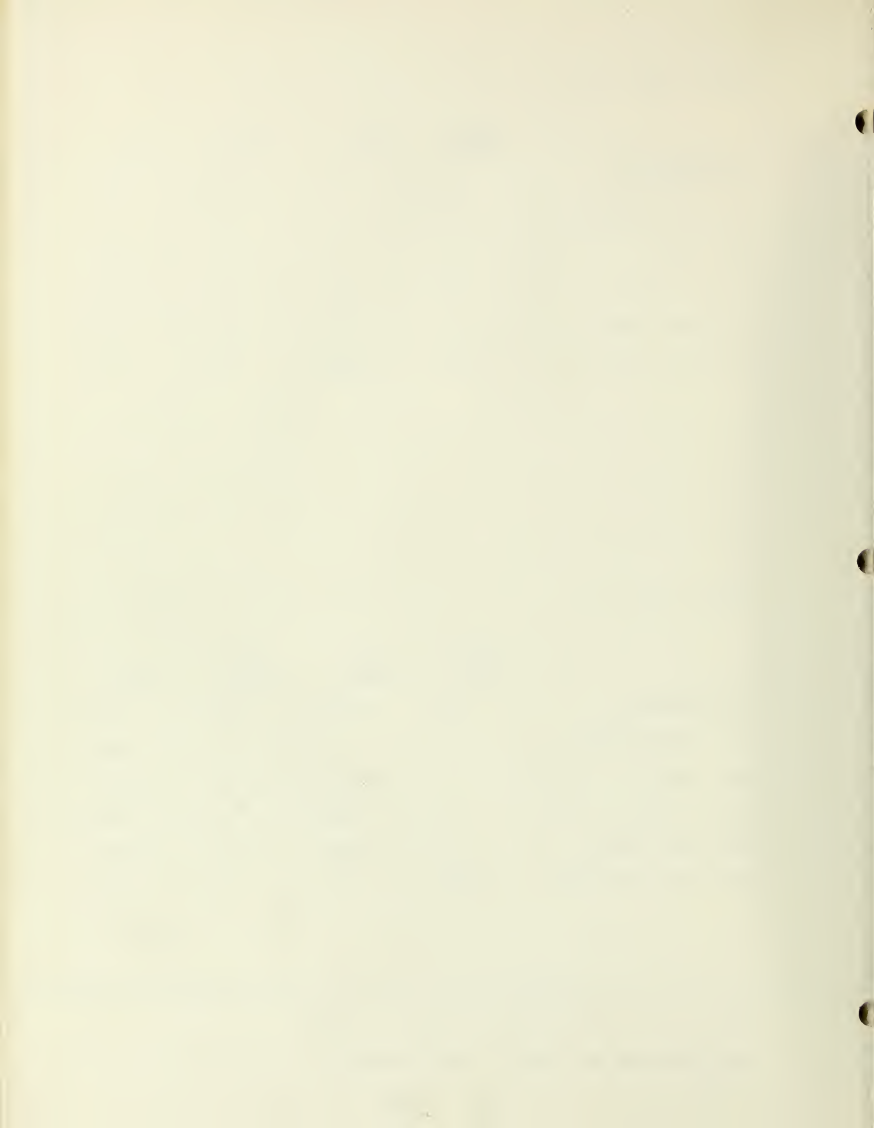
	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	0.0	160.0	160.0
UNITS CONSTRUCTED	0.	0.	17.	17.
AVE. \$/UNIT	0.	0.	9411.	9411.
PCT. OF UNITS	0.0	0.0	100.0	100.0
\$/100 1960 UNITS	0.	0.	7191.	7191.
UNITS/100 1960 UNITS	0.000	0.000	.764	.764

CENSUS TRACT B 3

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	104.0	150.0	254.0
UNITS CONSTRUCTED	0.	4.	18.	22.
AVE. \$/UNIT	0.	26000.	8333.	11545.
PCT. OF UNITS	0.0	18.1	81.8	100.0
\$/100 1960 UNITS	0.	4281.	6175.	10456.
UNITS/100 1960 UNITS	0.000	.164	.741	.905

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT B 4

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	0.0	140.0	686.0	826.0
UNITS CONSTRUCTED	0.	10.	82.	92.
AVE. \$/UNIT	0.	14000.	8365.	8978.
PCT. OF UNITS	0.0	10.8	89.1	100.0
\$/100 1960 UNITS	0.	4103.	20105.	24208.
UNITS/100 1960 UNITS	0.000	.293	2.403	2.696

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



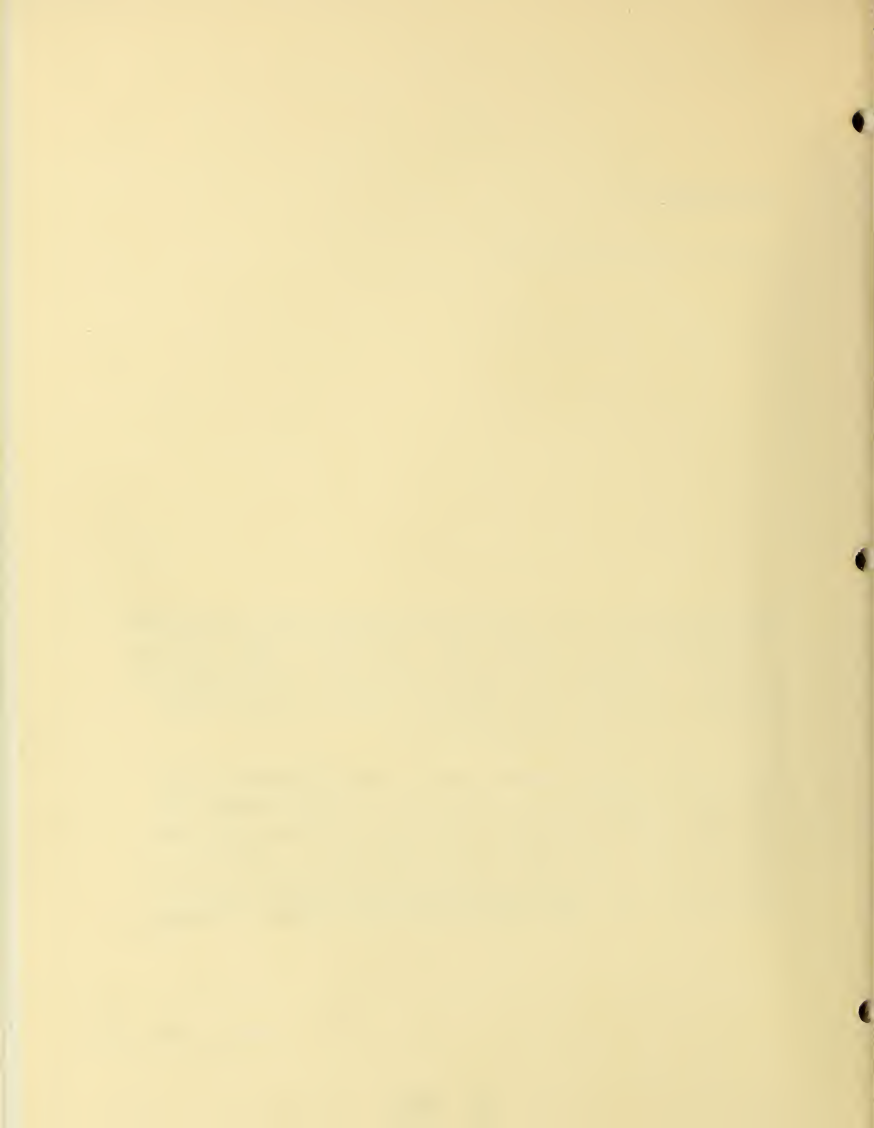
SECTION 7

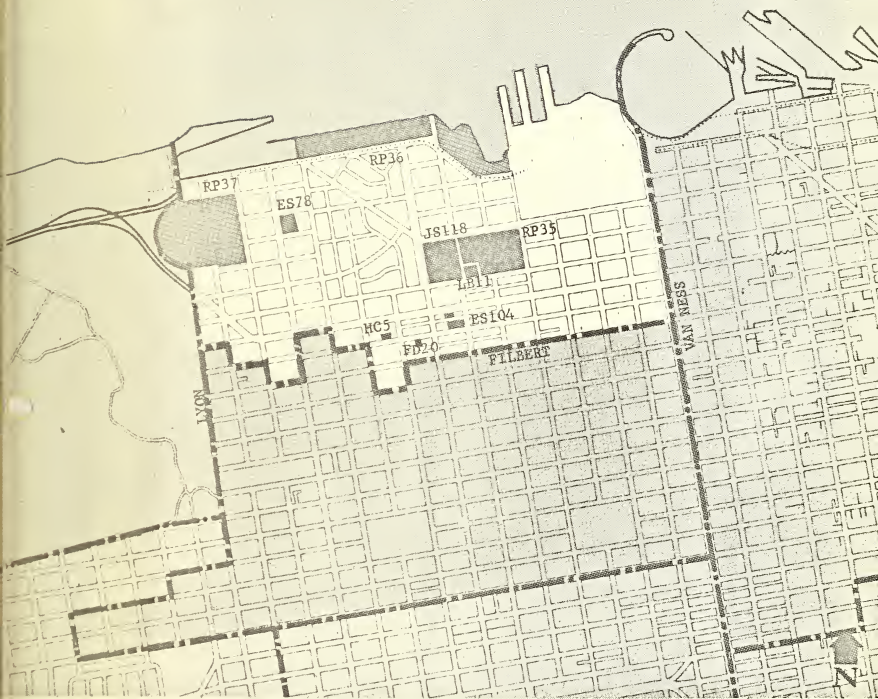
PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

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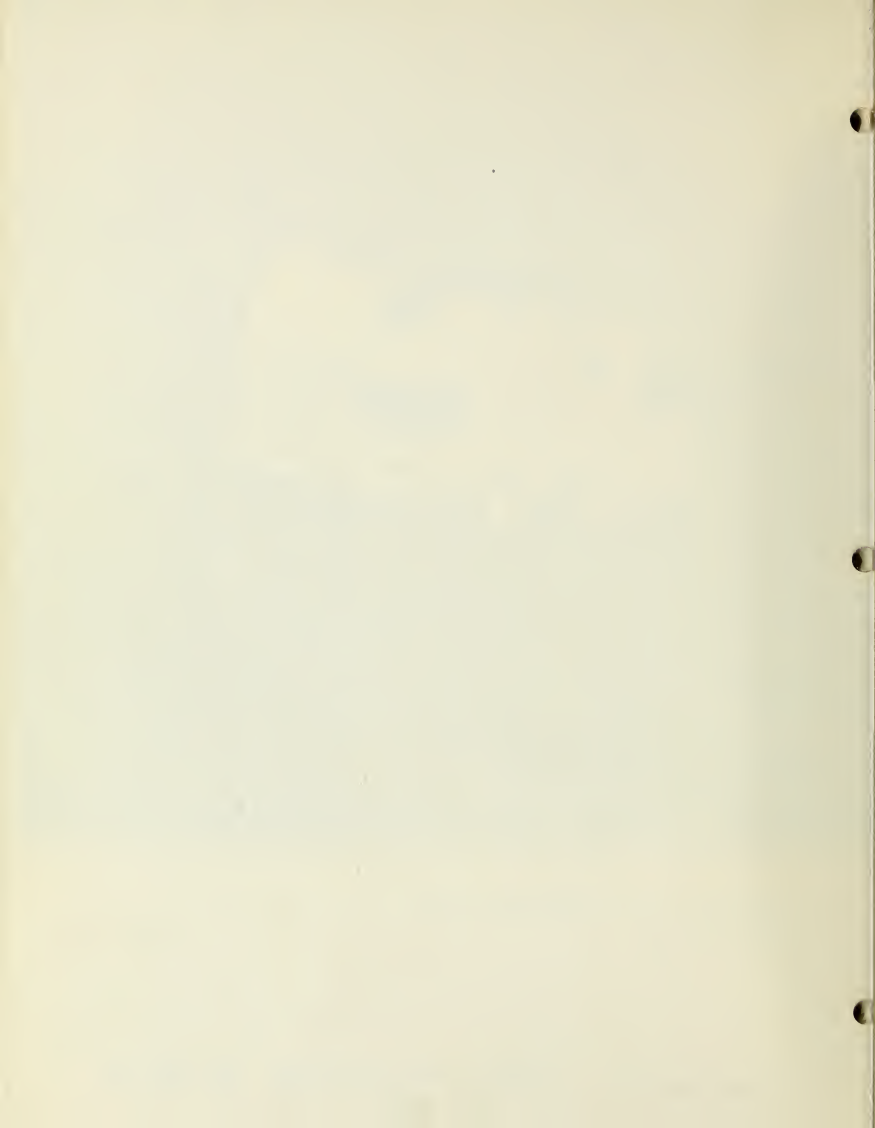
PUBLIC FACILITIES, 1965

Programming Area 3

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

3 102

CRP



PROGRAMMING AREA 3

EXISTING FACILITIES

CODE		NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
PS	3	CENTRAL POLICE STATION	513	17	.21	154
FD	20	ENGINE COMPANY TWENTY	515	15	.13	35
ES	78	WINFIELD SCOTT ELEM SCHL	920	15	1.74	21
ES	104	YERBA BUENA ELEM SCHOOL	509	15	1.22	27
JS	118	MARINA JUNIOR HIGH SCHL	468A	15	6.46	102
HC	5	MARINA-RICHMOND HLTH CR	511	15	0.00	13
LB	11	MARINA LIBRARY	469	14	.15	4
RP	34	COW HOLLOW PLAYGROUND	942	17	.15	0
RP	35	FUNSTON PLAYFIELD	469	15	12.05	0
RP	36 ^P	MARINA YACHT HARBOR	900	15	74.17	0
RP	37	PALACE OF FINE ARTS	916	15	15.72	0
TOTAL					112.00	356









